

Ellicott City Watershed Master Plan

Workshop #3 – Public Meetings
November 14-15, 2017

PEA | Mahan Rykiel | Arnett Muldrow | RK&K | Land Studies | SouthCoast Consulting | Preservation Consulting

Welcome

Valdis Lazdins, Director

Howard County Department of Planning and Zoning

Program Facilitator

Steve Brigham
Public Engagement Associates

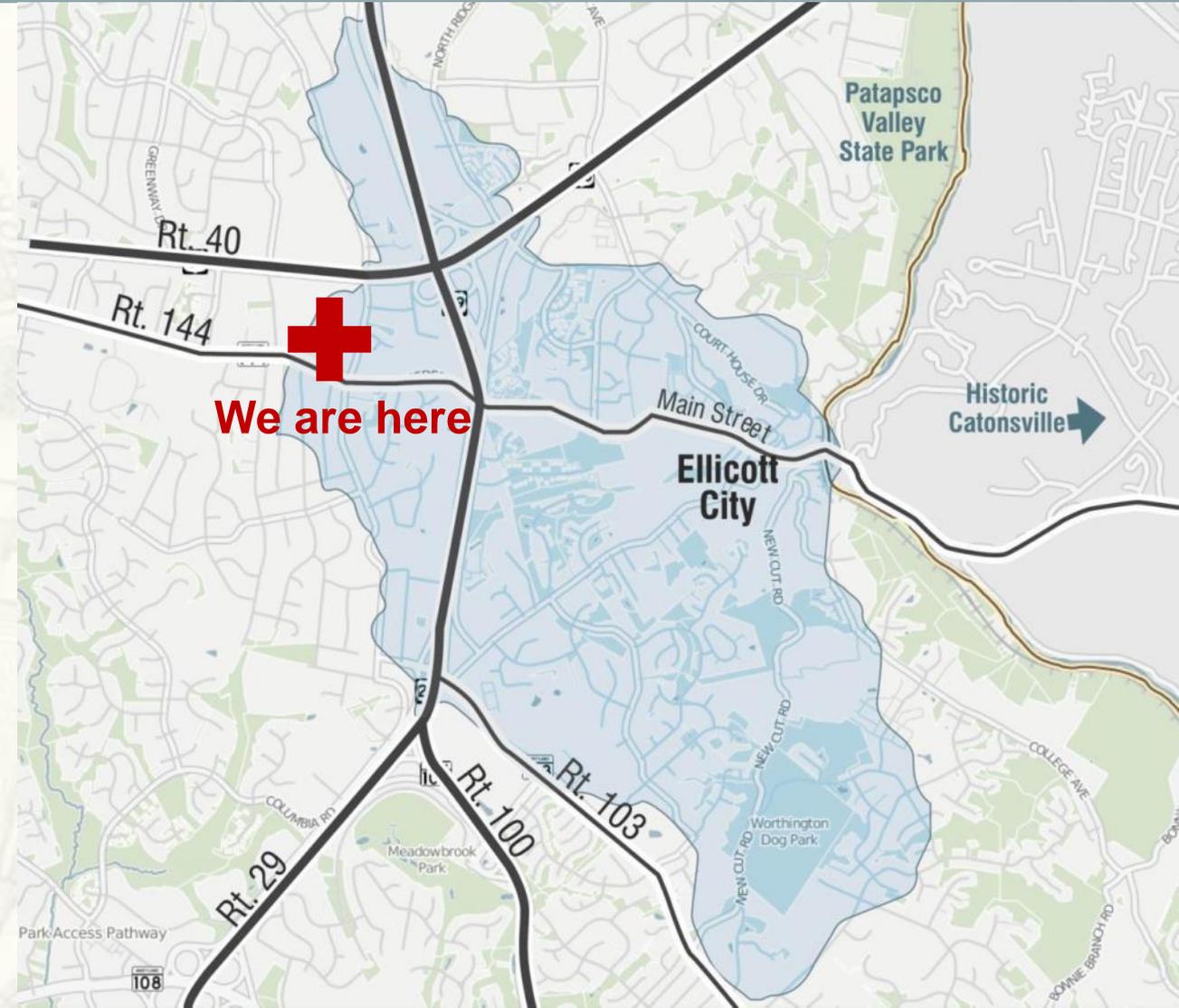
Purpose of Meeting

Get your input in preparation for the November Workshops

- *Share where we are in the process*
- *Share assessment highlights*
- *Review emerging recommendations and seek input on focused topics*
- *Identify next steps (January and March)*

Agenda and process for this evening

1. **Welcome and Introduction**
2. **Opening Polling and County Progress**
3. **Emerging Recommendations**
(Presentations, Discussion and Polling)
 - *Assessment, Market Analysis MP Narrative*
 - *Parking, Transportation, Main Street Design*
 - *Roger Carter and Lots, D, E and F*
 - *Hydrologic Improvements and Phasing Considerations*
 - *Riverfront, Tiber Alley, and Lighting*
4. **What's Next?**



Process and Ground Rules

- Support effective facilitation for your table discussions (no volunteer facilitator will be provided)
- Pay attention to ensure that “air time” is well shared
- Provide written feedback that helps us evaluate effectively the draft ideas presented tonight
- Be willing to go fast to help us cover a lot of ground

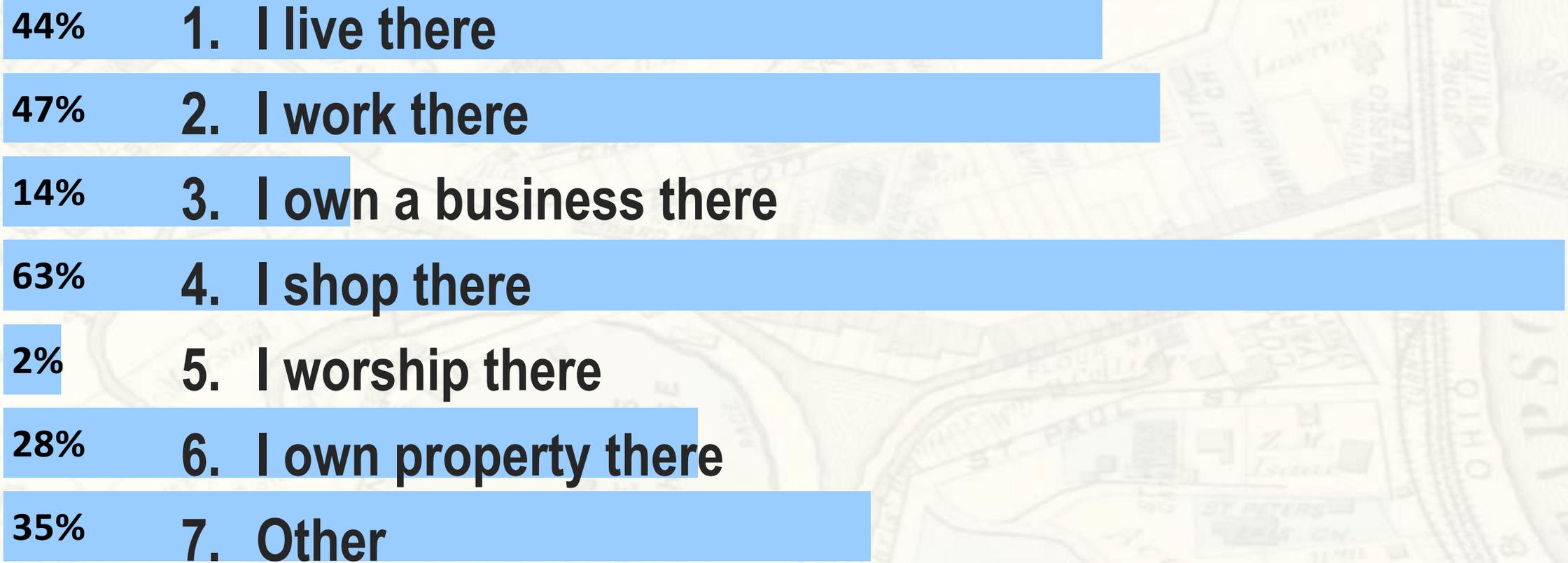
Keypad Polling

USING YOUR KEYPAD

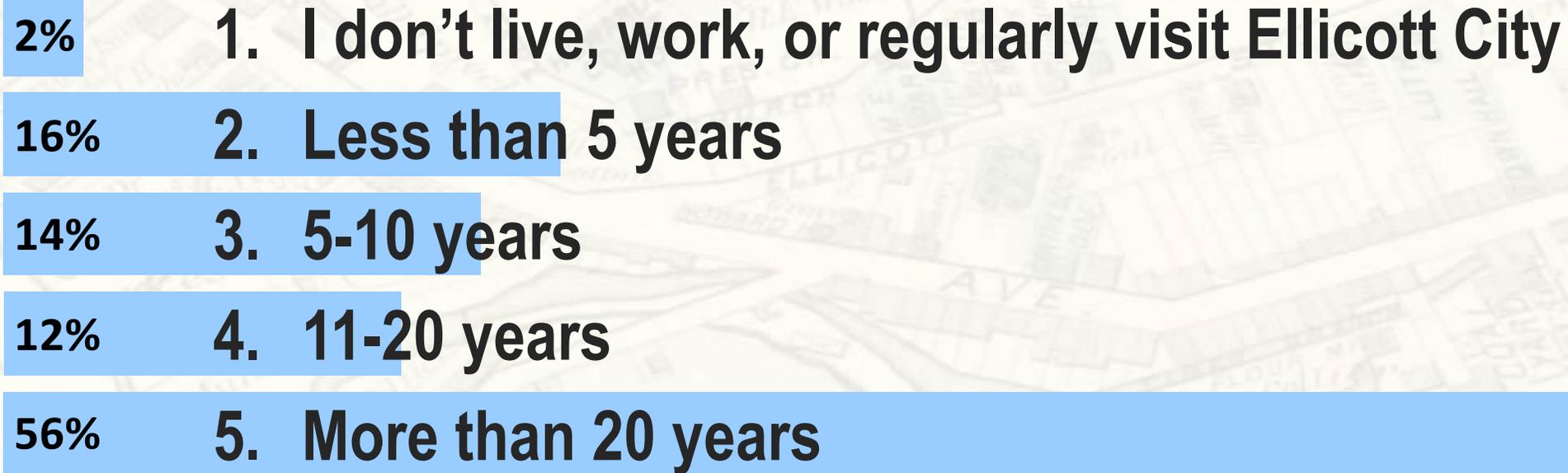


- Press the button of your choice
- When you get the green light, your vote has been received
- If you make a mistake, just vote again
- For multiple-choice votes, enter all choices, one after the other, with a green light after each
- For “10”, press 0

What is your relationship in the Historic Ellicott City Watershed? (press all that apply)



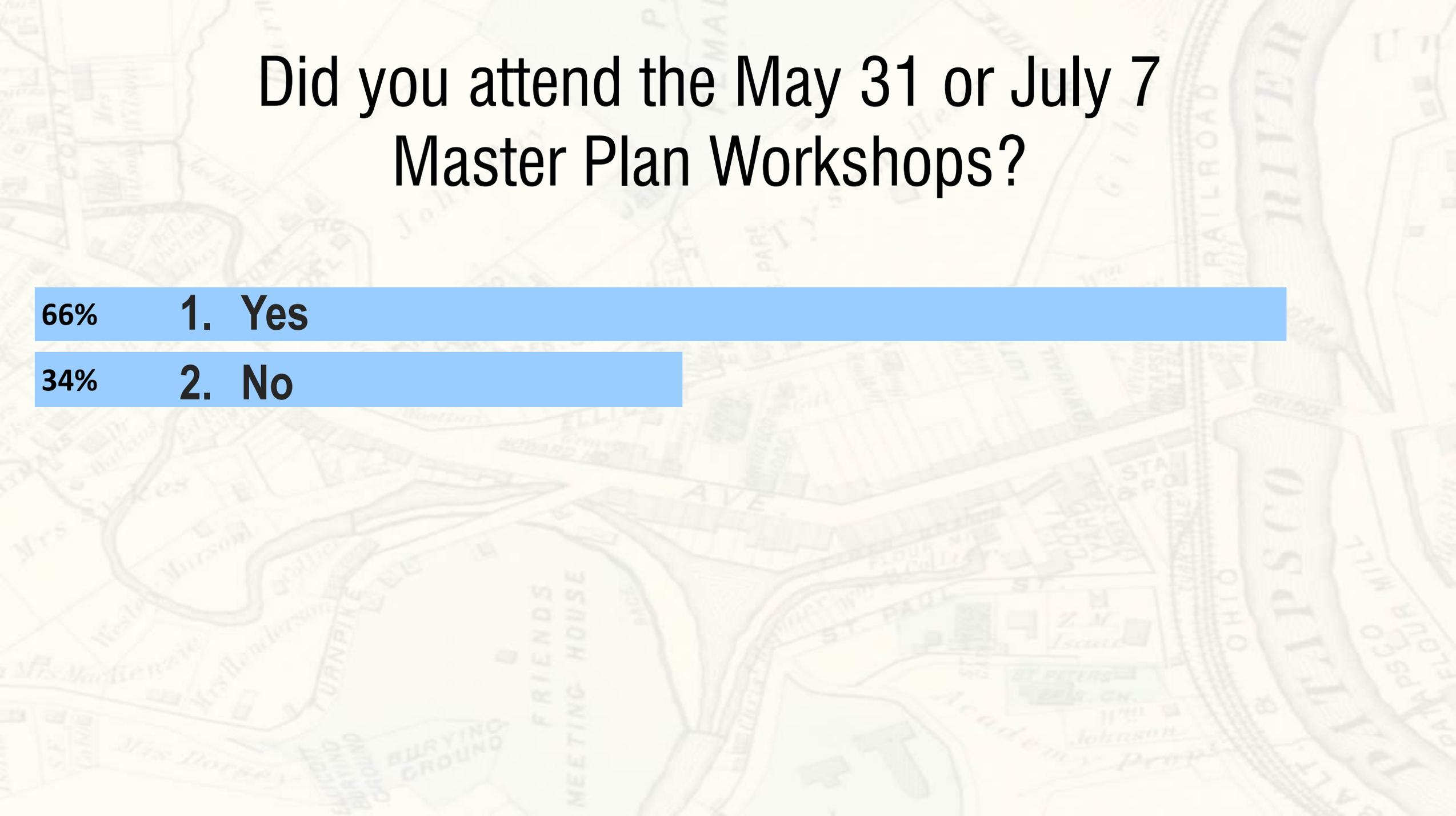
How long have you lived, worked, or regularly visited (shopped/dined/worshipped) in Ellicott City?



Did you attend the May 31 or July 7 Master Plan Workshops?

66% 1. Yes

34% 2. No





COUNTY PROJECTS: PROGRESS TO DATE



Progress to Date

Phil Nichols & Mark Deluca
Howard County Office of Planning

Progress to Date

- Tremendous progress since July 30, 2016
- Since our last workshop more businesses have opened or reopened
- Rebuilding is still underway for some properties and businesses



Businesses have reopened on Main Street



Grant funds distributed to date



Displaced households have returned



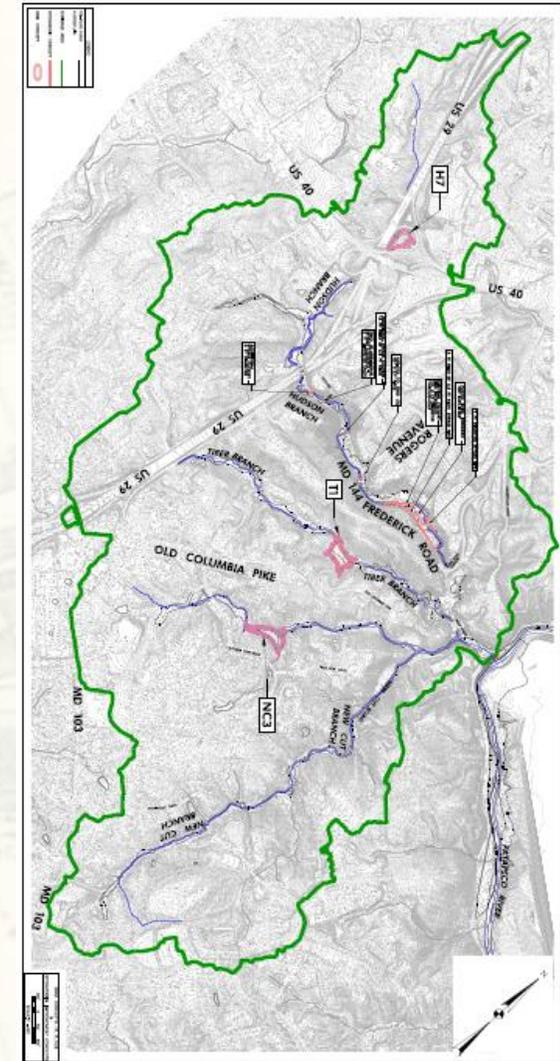
Progress to Date

- Multiple infrastructure improvement projects completed or underway



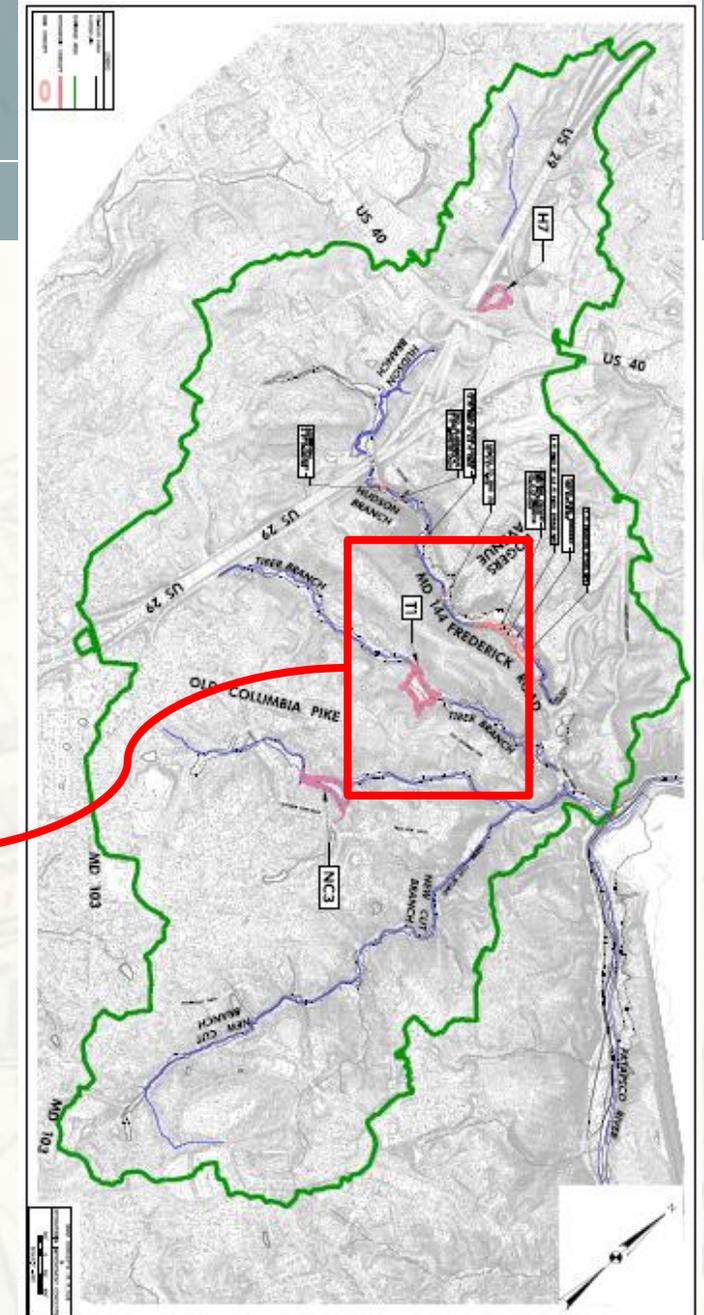
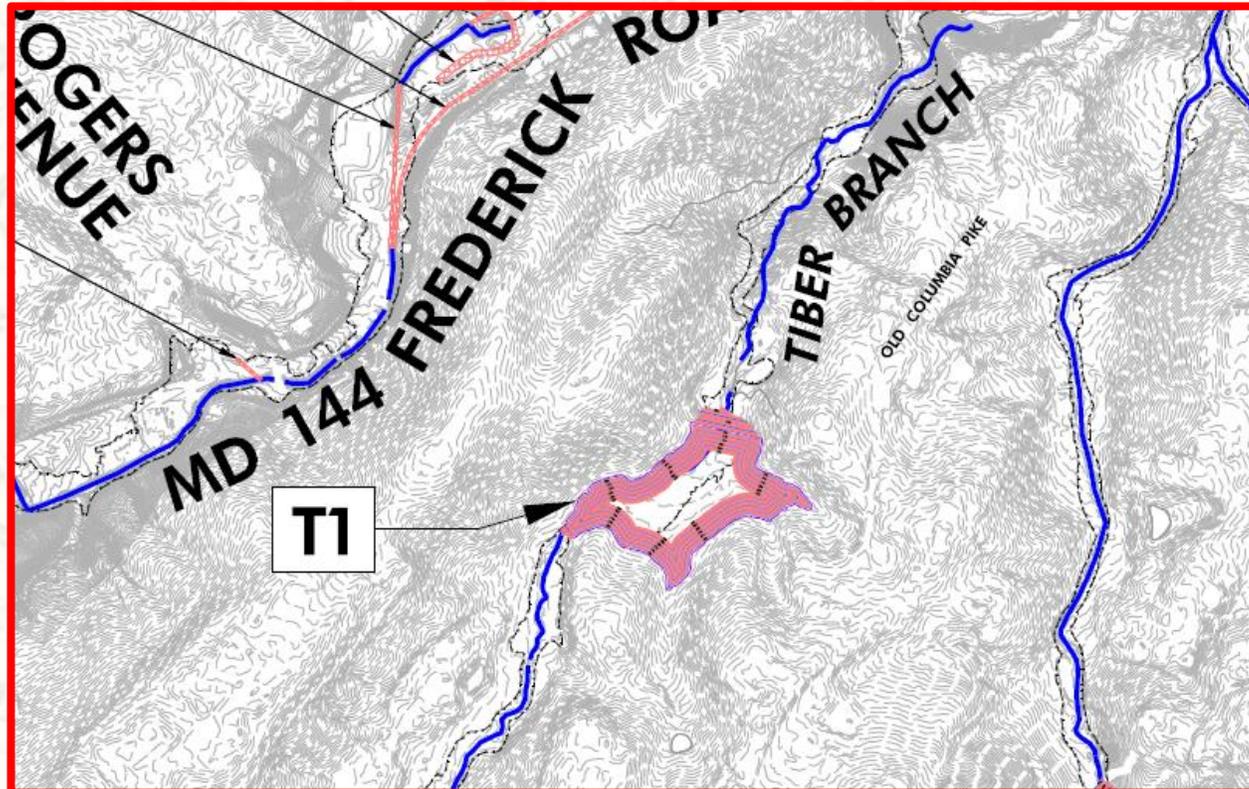
Progress to Date

- Four major flood mitigation projects announced



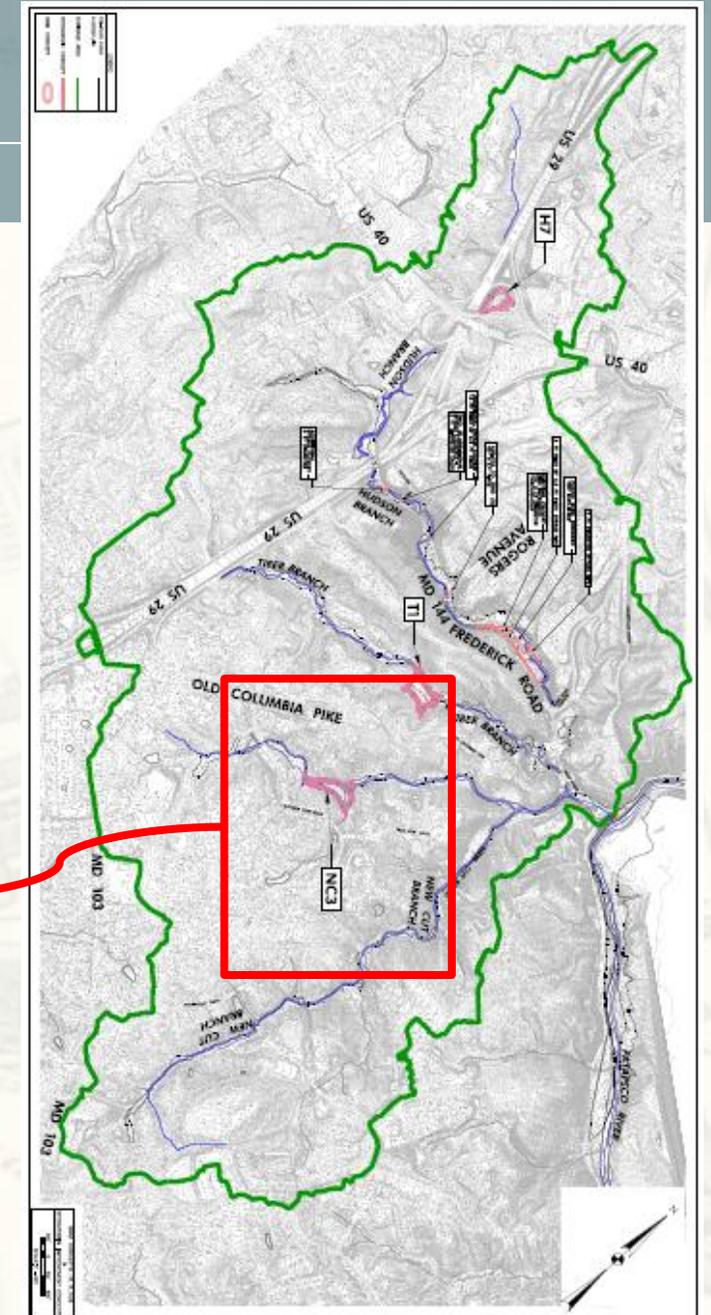
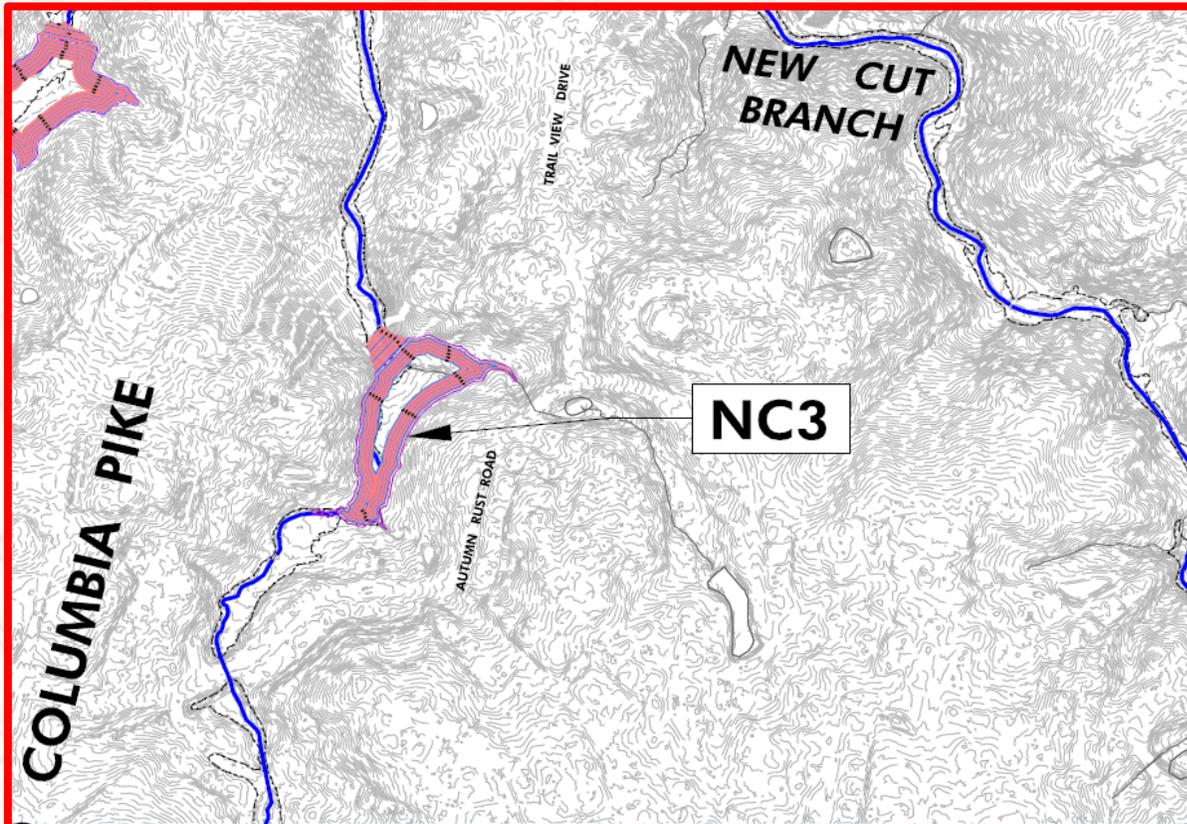
Progress to Date

1. Tiber Branch Retention Facility (\$4.2M)



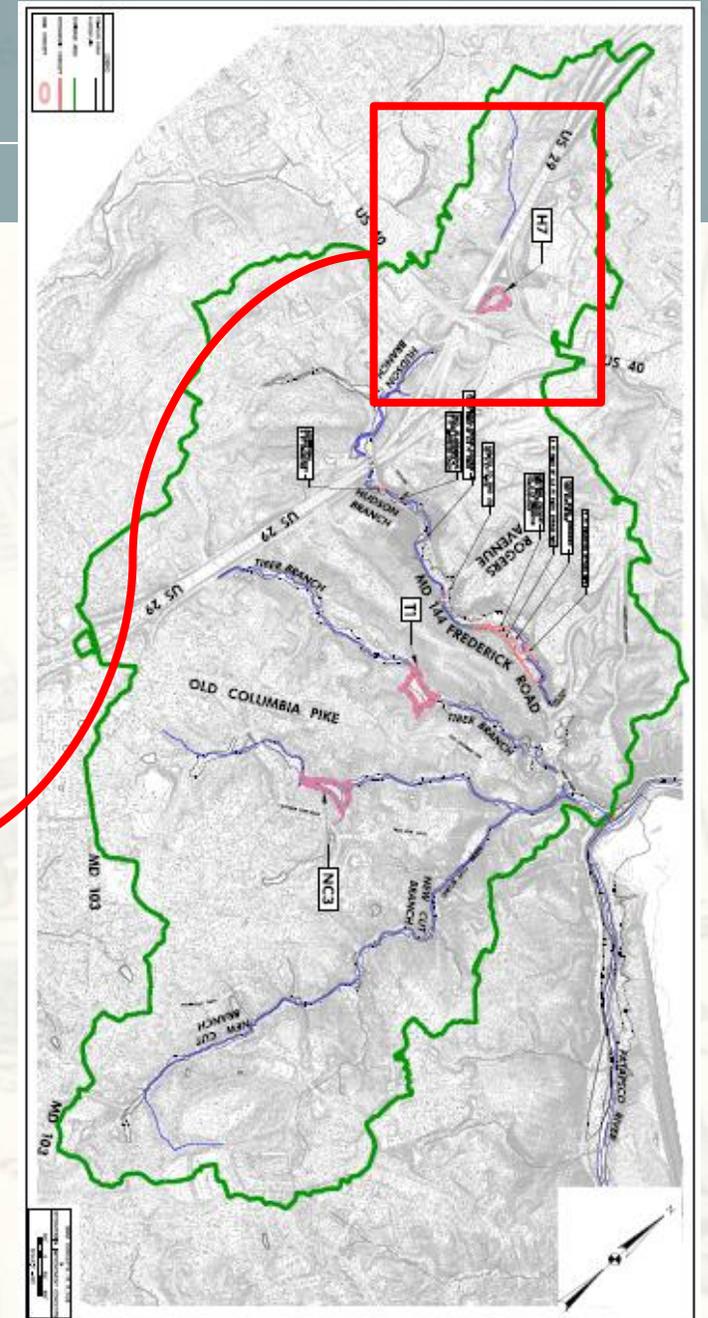
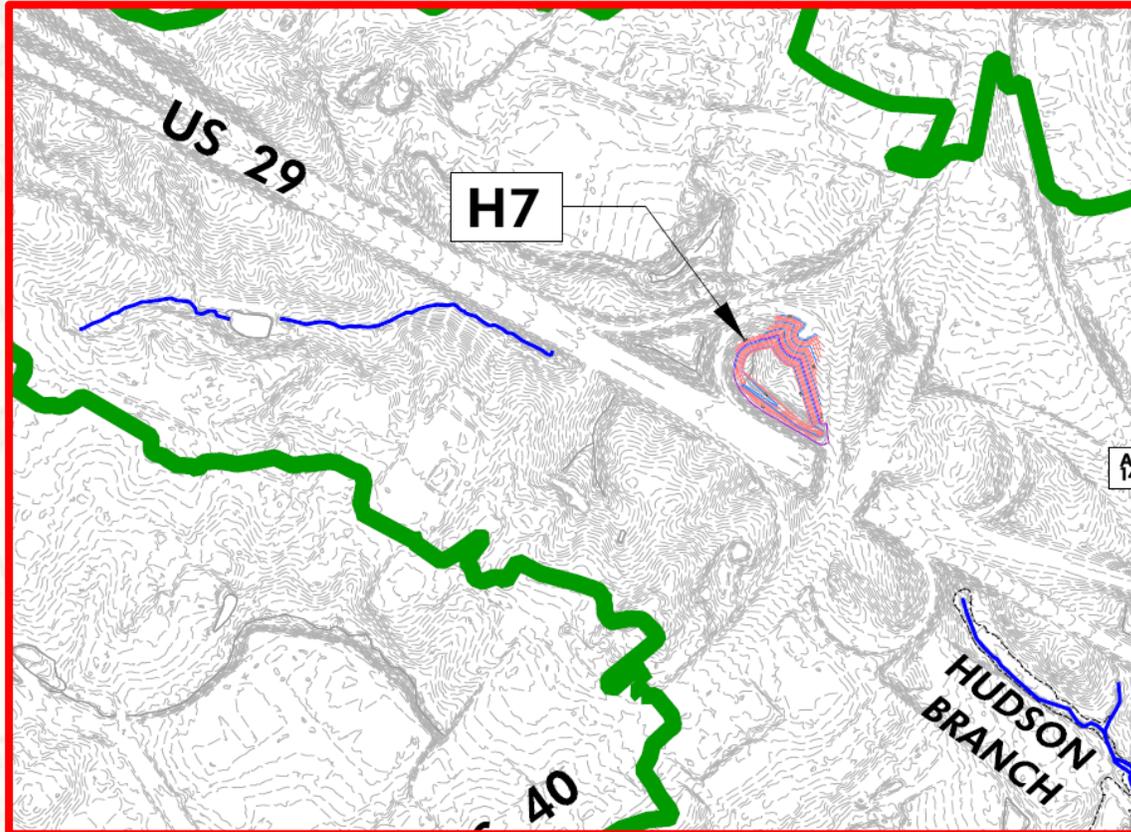
Progress to Date

2. New Cut Branch Retention Facility (\$3.6M)



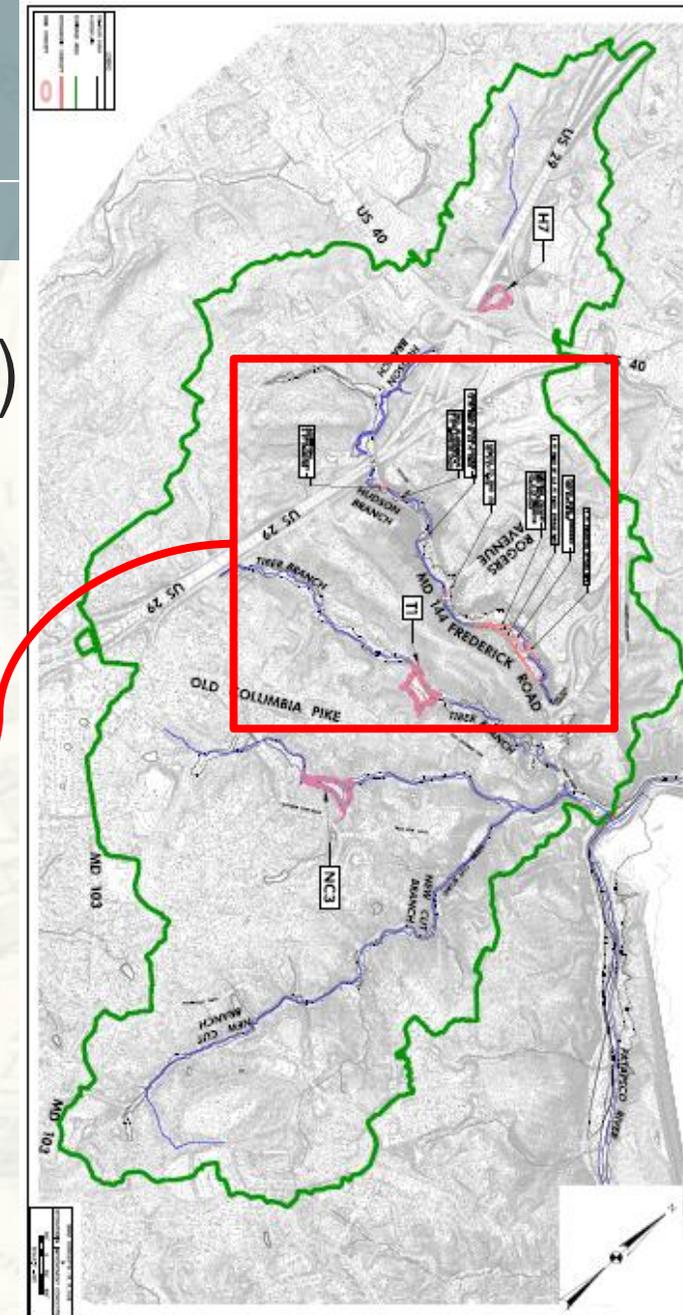
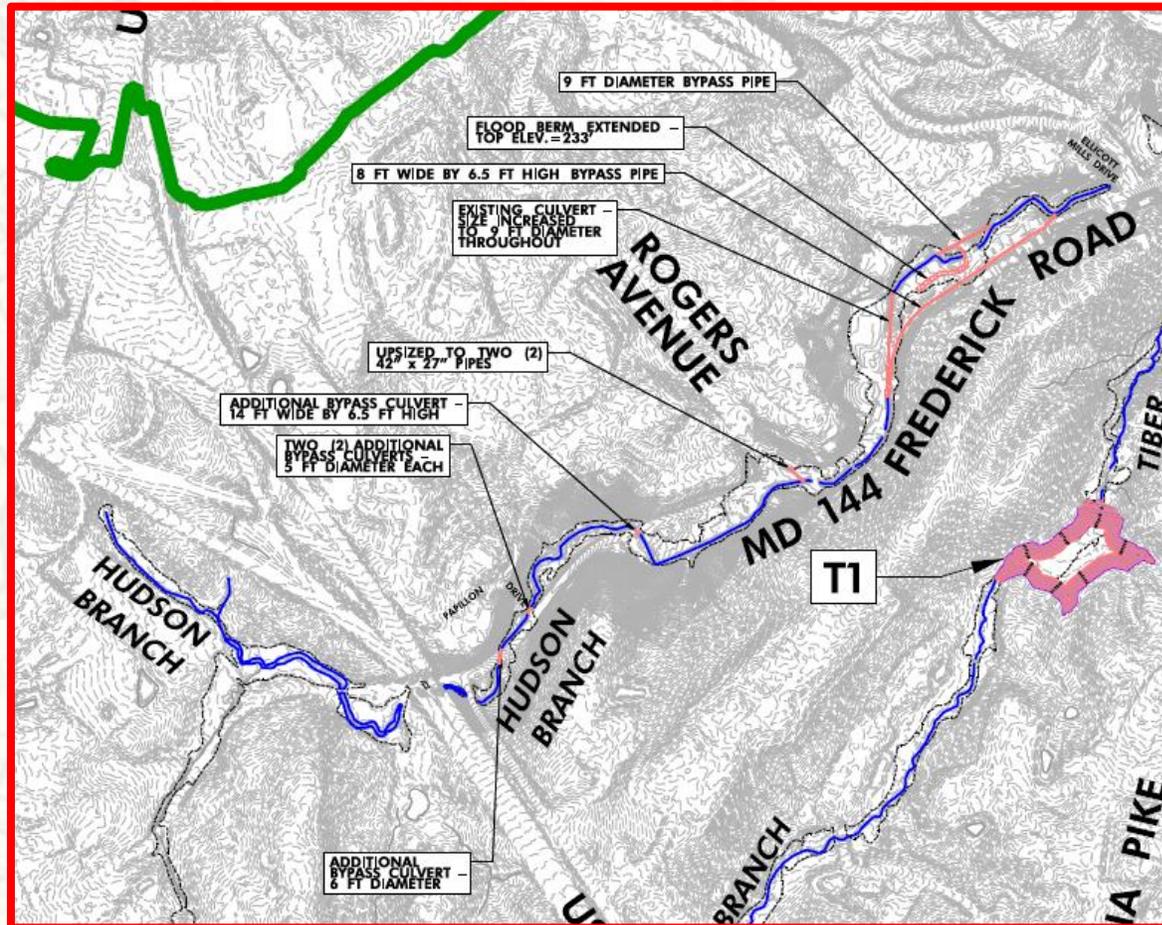
Progress to Date

3. Hudson Branch Retention Facility (\$5.1M)



Progress to Date

4. Frederick Road Conveyance Improvements (\$5.3M)





PART I

INTRODUCTION / ASSESSMENT OVERVIEW / WHERE WE ARE NOW

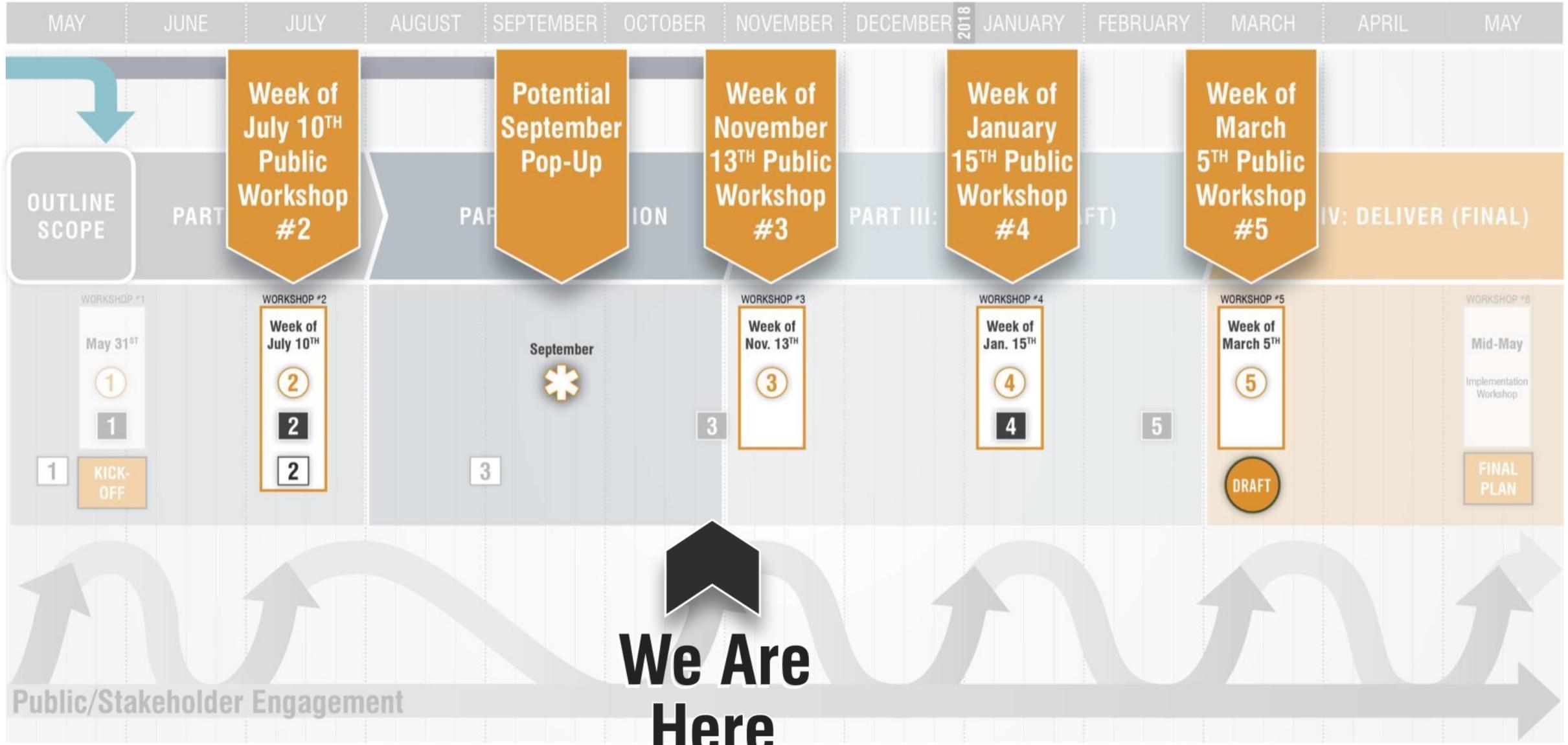


Assessment Overview

Tom McGilloway
Mahan Rykiel Associates

Upcoming Input Opportunities

-  Public Meeting
-  Technical Team Meeting
-  Army Corps Study
-  MPAT Meeting
-  Special Pop-Up Engagement
-  McCormick Taylor H&H Study



Where We are Now

November 14 and 15: November Workshops (#3)

- *Transportation, parking, downtown opportunity sites and organization*
- *Market Assessment*

Week of January 15: Workshop #4 – Additional Recommendations

- *Opportunity sites evaluated based upon 2 D model analysis*
- *West End and watershed-wide recommendations + updates and additional recommendations for core*

What Happened Since July?

1. *Zip Code Surveys | Market Analysis*
2. *Transportation | Parking Assessment*
3. *Summary of Input from July Meetings*
4. *Pop-Up Engagement at Music Fest*
5. *Coordination with McCormick Taylor*
6. *Scenarios Testing | Emerging Recommendations for Core (On-Going)*

UNDERSTANDING THE OLD ELLICOTT CITY MARKET

The Master Plan team for Ellicott City launched ZIP Code surveys of customers in August and September. Here is what we've learned.

2 SURVEYS

2273

Customer Visits
recorded by businesses

38

States represented by customer
visits as well as Washington
DC and Puerto Rico

67%

Customers from outside
of Ellicott City

33

Businesses Participated in the Survey

JOIN US FOR A MORE COMPLETE PICTURE OF THE ELLICOTT CITY MARKET

Ellicott City
21043 - 21%

Ellicott City
21042 - 12%

Catonsville
21228 - 11%

Columbia
21045 - 7%

Columbia
21044 - 7%

Rest of
Maryland
31%

Out of State
11%

ELLCOTT CITY The PLACE TO BE

Placemaking Ideas Board Rebuilding with Resilience

Show your ideas for how to make Ellicott City the Place to Be that has to offer to all of our great people.

My idea to make Ellicott City THE Place to be is...

Waterside area neighborhood on Old Columbia Pike. They

San Antonio River Walk (ES)
PARKING APP -
Tealify
Main St. becomes a pedestrian walk
→ re-route traffic
Take down electrical wires & poles
Remove lots and take into park space
→ build a parking garage
Extend Grid Mill trail along main tracks, into EC
more places to eat/outdoor dining
dig out river and have kayak/tube rental
More services!
Pis: include public support of green conference places
high rental on air private neighborhoods.
Old style feel - "sur" lanes, no modern playgrounds etc.
Pop-up wine/bar distro: pop-up market + comics in middle of crossing

Be more welcoming during winter/holiday time
by recognizing holidays & always being celebrated.

Retain its iconic visual & cultural sensibility
w/ street art, cafe's
River beds are not historical w/ly associates and are imagination something!

!!! PARKING FOR RESIDENTS !!! (in old EC)
- more lot D and make it a green space + benches
- build second floor to curb-side parking lot
- eliminate need of parking for road-side and (right outdoor
parking area to curb side (to be in the crossing)
- put electric utility underground
- put electric utility underground
- Don't open streams to daylighting. If you don't front
- better, increase water flow, better administrative affairs
- fresh capabilities that need more investment in
- build various beautiful natural areas + landscaping
- a massive landscaping!!
- Build and work out a pedestrian way to Old Columbia Pike
- or a bridge. This parking is the problem, so not via water
- from the lot itself (P&P) etc.

MORE GREEN SPACE!

The Place to Be

Amenity	Votes
1 Outdoor Dining	53
2 Lighting	47
3 Stream Daylighting	42
4 Access to Water	38
5 Events/Gatherings	32
Play Water Feature	31
Public Art	21
Temporary Parklets	20
Games	19
Bike Amenities	14
Planting/Color	13
Creative Seating	10
Outdoor Exercise	9
Free Little Libraries	7
Interpretation	4
Visitor Kiosk	3

Main Street Music Festival Input Summary

The following is a summary of the input collected during the September 23, 2017 Main Street Music Festival at the pop-up booth for the Ellicott City Watershed Master Plan.

The Place to Be | Placemaking Ideas





CITY
TO BE

Public Library	Public Library	Public Library	Public Library
Senior Drop-in	Senior Drop-in	Senior Drop-in	Senior Drop-in
Free Little Libraries	Free Little Libraries	Free Little Libraries	Free Little Libraries
Public Library	Public Library	Public Library	Public Library

ELIGIBILITY PLACE TO BE

Man in light blue shirt and black pants

TRASH

Assessment Highlights

- 1. Market Analysis:** *Many customers from outside the region; opportunities for restaurants, home furnishings, jewelry, grocery and specialty food in core*
- 2. Main Street:** *Need to maximize potential for flexibility – vehicles and pedestrians; design continuity through West End*
- 3. Parking Resources:** *Overall parking counts are sufficient today; parking deck would allow for other strategies: green infrastructure, open space, and/or other uses. Deck location dependent upon multiple factors.*
- 4. Parking Management:** *Strategies are needed and are dependent upon phasing, location of key resources*

Assessment Highlights

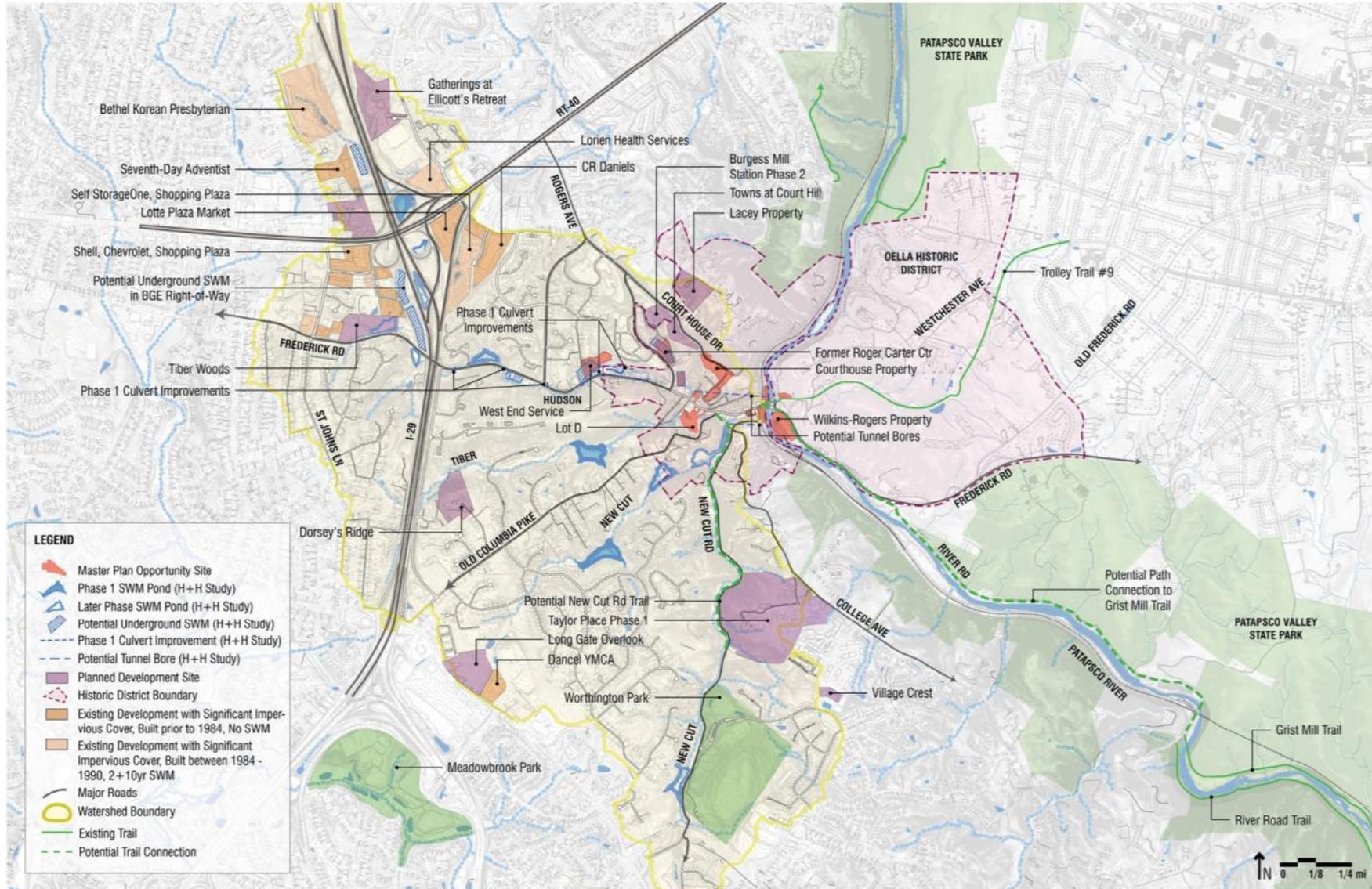
- 5. Hydrology:** *Balance of retention and conveyance; minimizing pinch points; water quality*
- 6. Urban Design | Placemaking:** *Art/lighting, stream amenities, environment, “discoveries”*
- 7. Community Marketing:** *Park the car and spend the day; highlight authenticity of EC*
- 8. Organization:** *District can be lost within the county – implementation entity needed*
- 9. Watershed-Wide Assessment:** *Need for overlay district, connections, character-based codes; opportunities with redevelopment parcels*

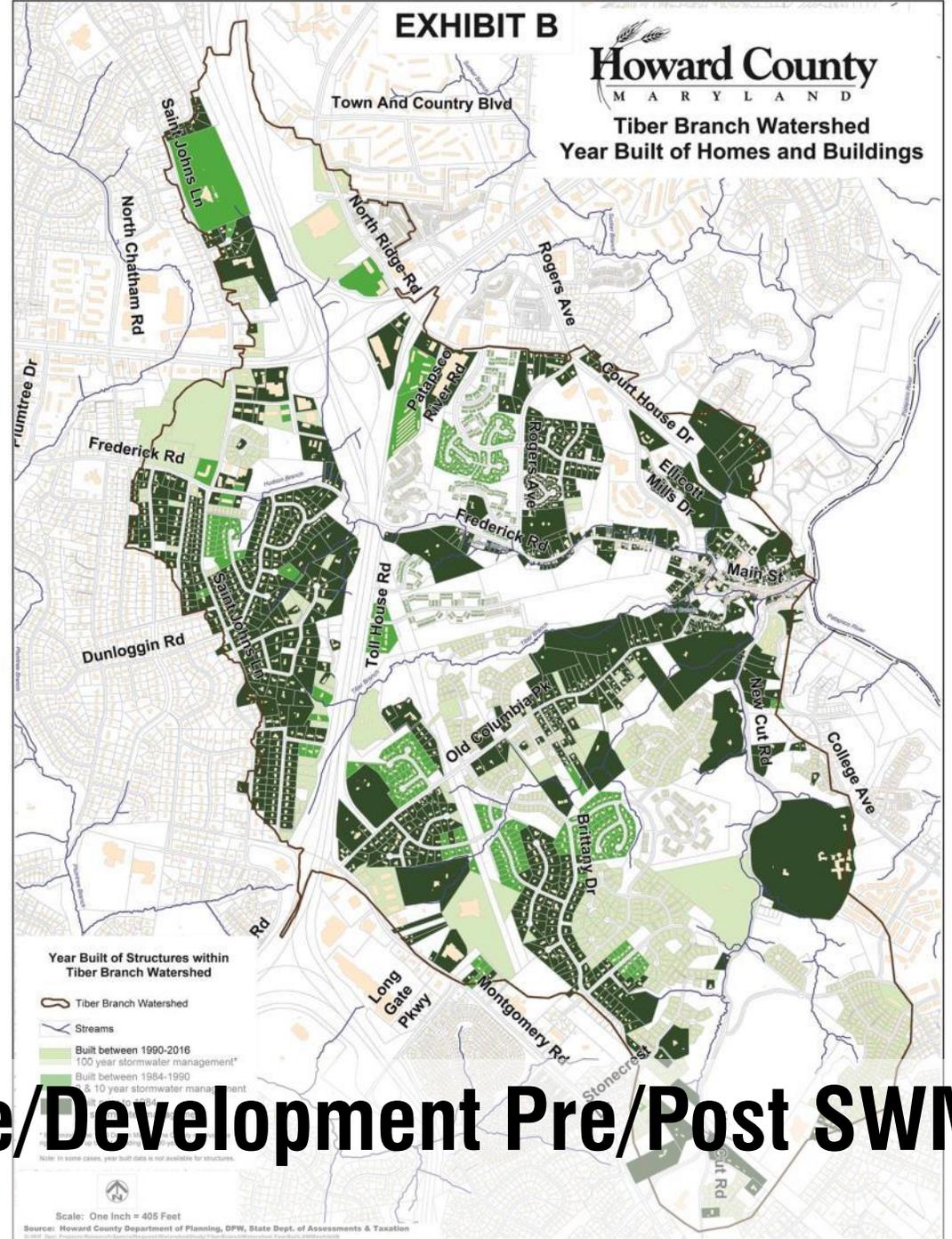
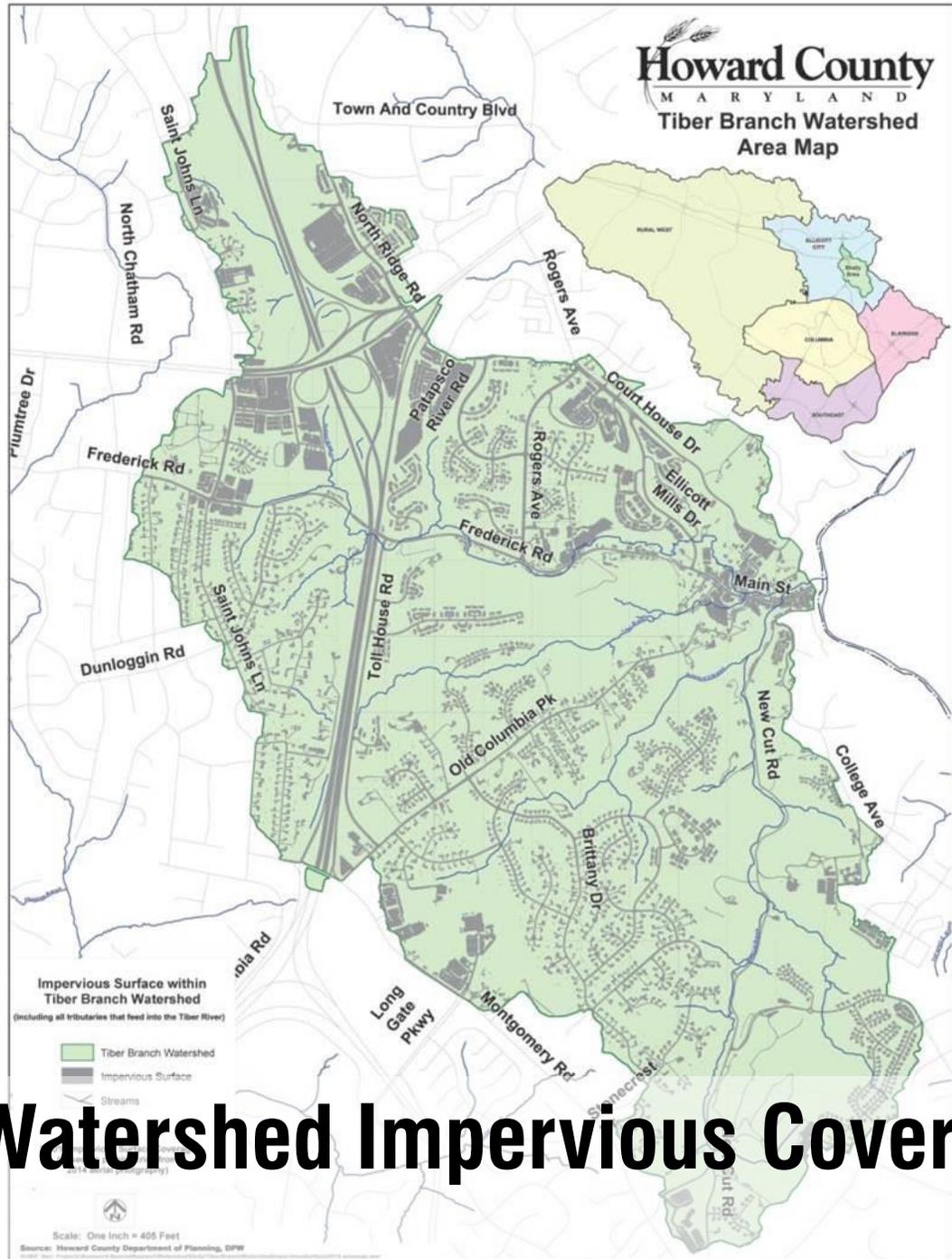
FRAMEWORK DIAGRAM WATERSHED

The Ellicott City Watershed Master Plan will cross multiple scales, ranging from detailed recommendations for placemaking initiatives downtown to watershed management and planning. While flood mitigation is at the core of the Master Plan, the town's position within the

broader region will be explored to strengthen Ellicott City and the heart of the Patapsco Valley. Below is a working draft of the regional framework for the Ellicott City Watershed Master Plan which outlines key considerations and potential opportunities.

Rebuilding *with* Resilience





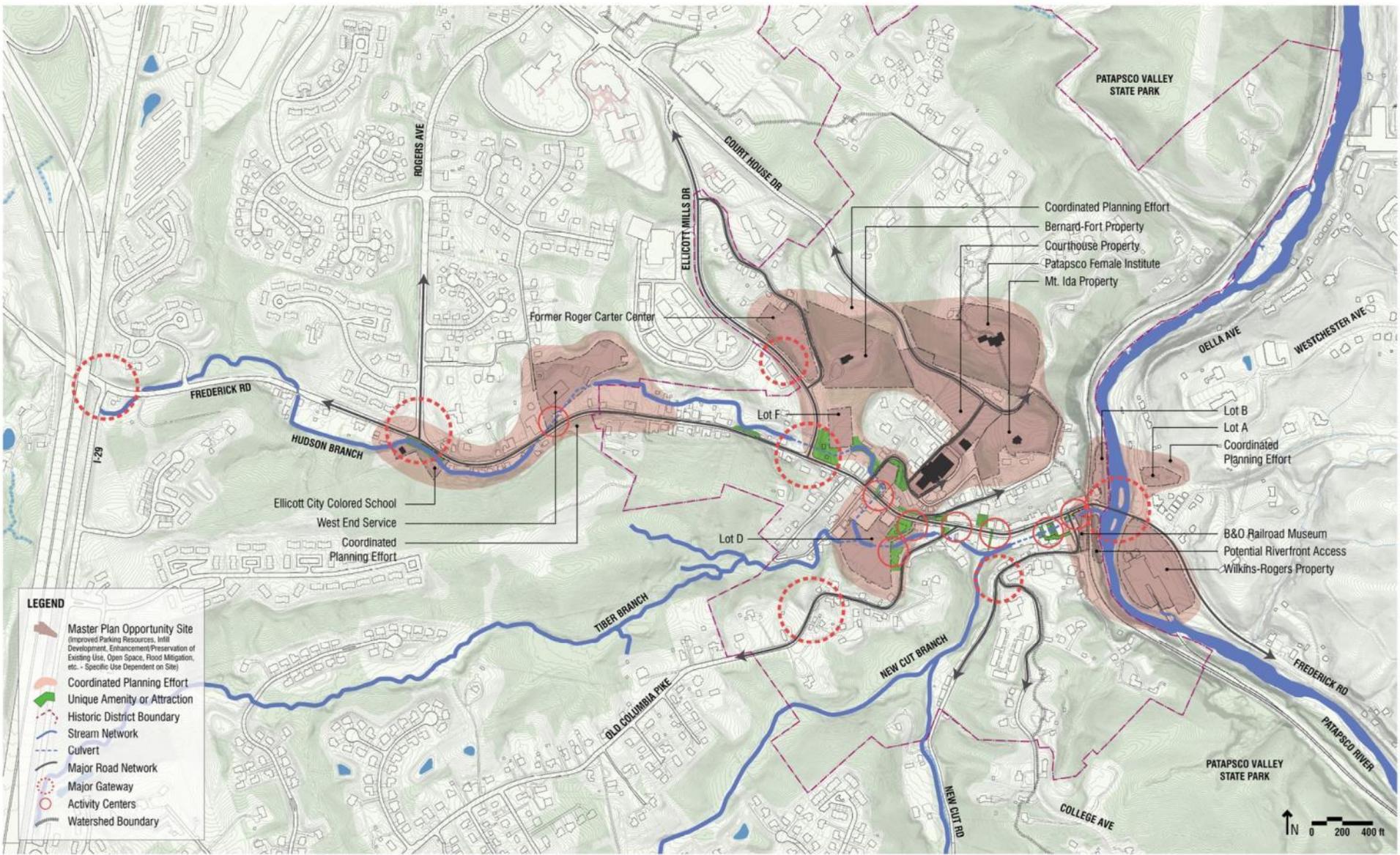
Watershed Impervious Coverage/Development Pre/Post SWM

FRAMEWORK DIAGRAM WATERSHED CORE

Building on the common themes evolving from the public workshops and initiatives that preceded them, an emerging framework for the Ellicott City Watershed Master Plan is beginning to take form. Taking into account existing assets to the community and potential opportunity sites, the framework

represents an approach to enhancing downtown Ellicott City by building on current strengths and the uniqueness of the region.

Rebuilding *with* Resilience



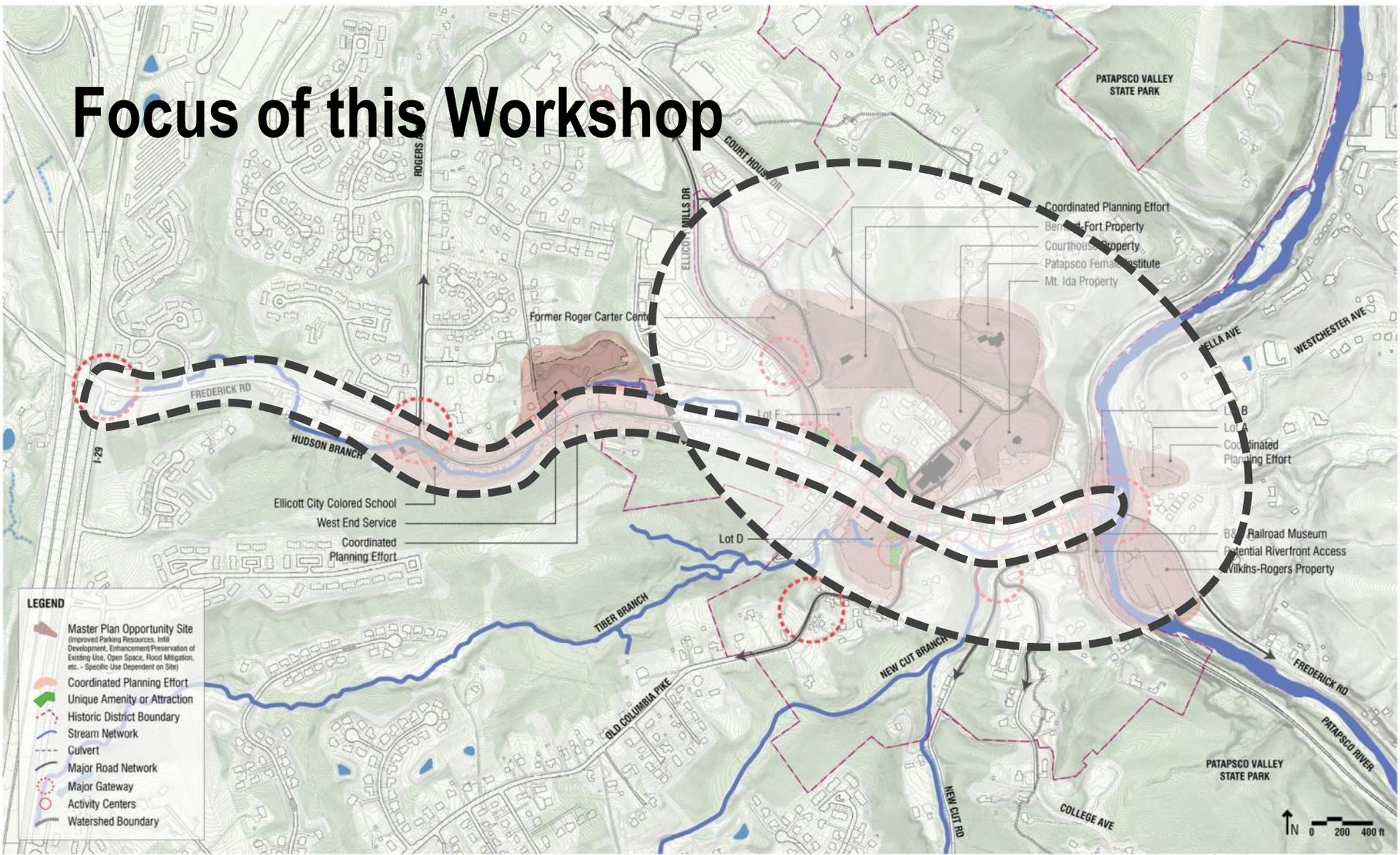
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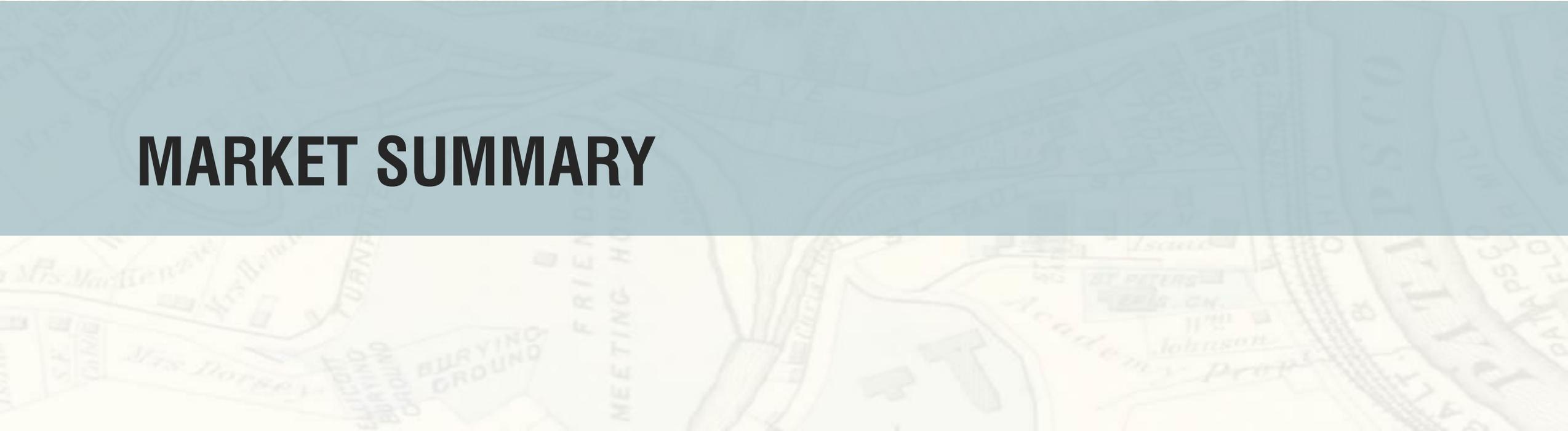
Rebuilding *with* Resilience

Focus of this Workshop





MARKET SUMMARY



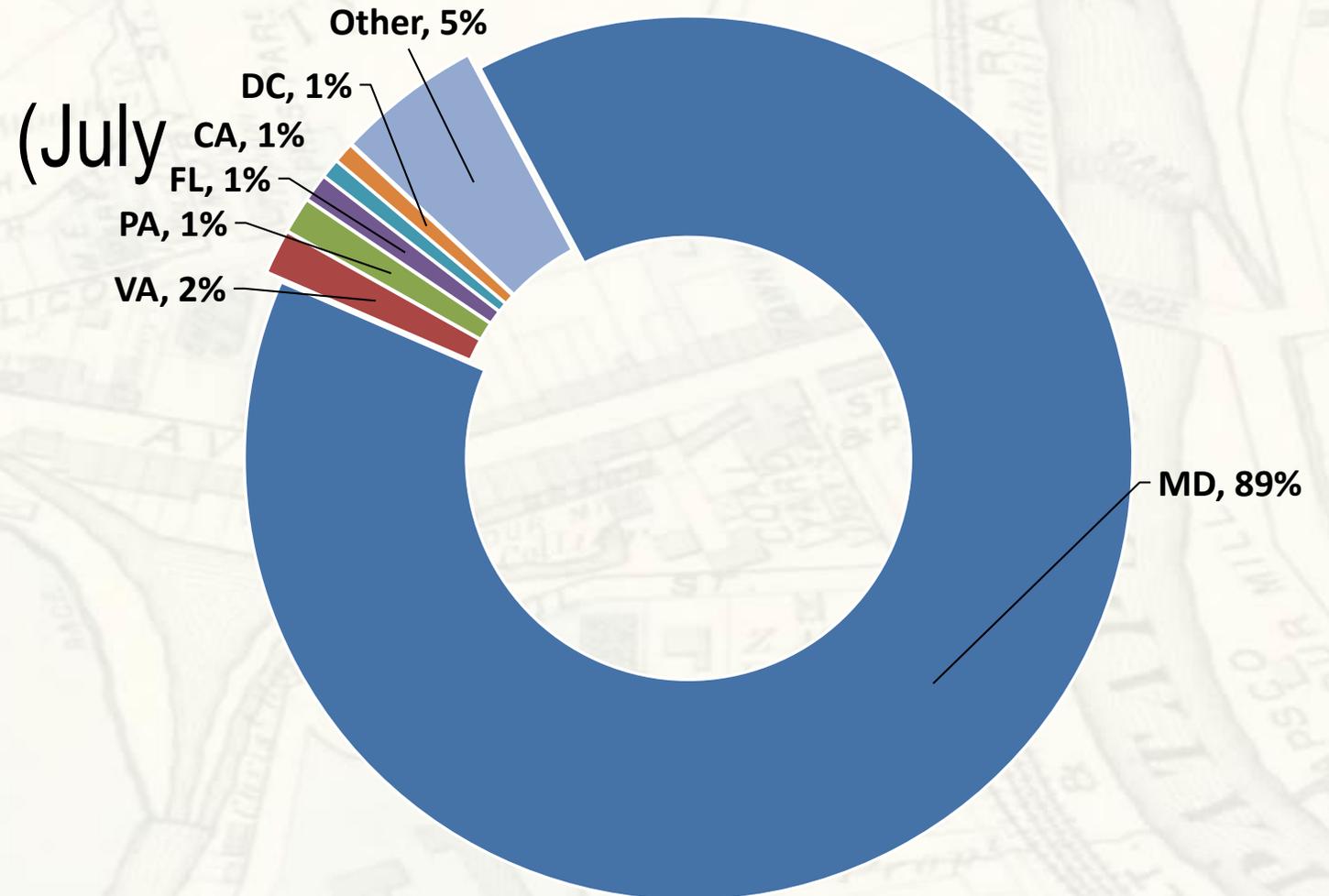
Market Summary

- **Zip Code Survey**
- **Trade Area Definition**
- **Demographics**
- **Retail Leakage Analysis**
- **Conclusions**

Zip Code Survey

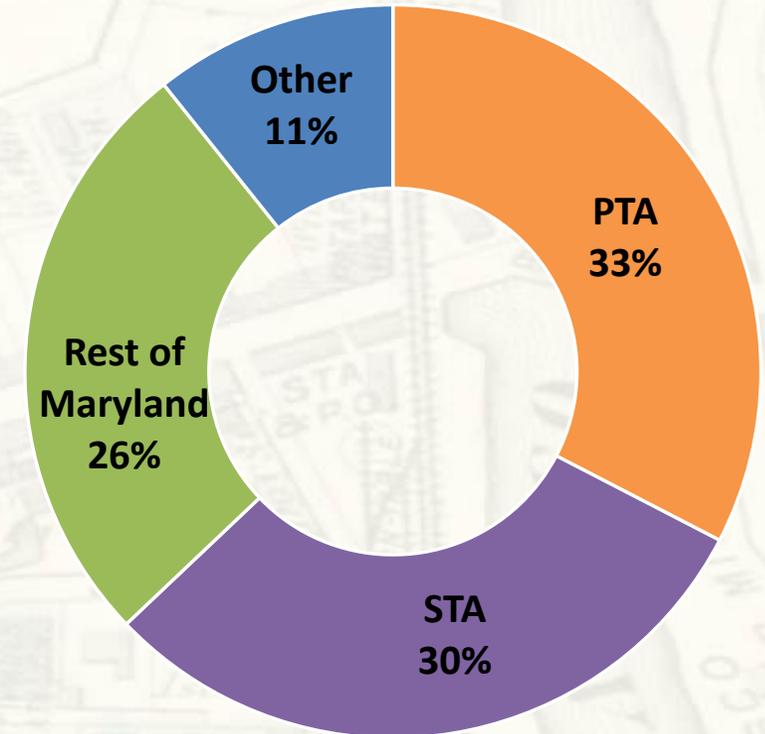
Total
and September)

- 2,272 visitors
- 396 Unique zip codes
- 38 States plus DC
- 4 foreign countries



Trade Area and Customer Visits

Zip Code	Area	2017 Population	Visits	Visits/1000 Pop
21043	Ellicott City	48,640	464	9.54
21042	Ellicott City	41,345	277	6.70
21228	Catonsville	49,910	256	5.13
21045	Columbia	40,309	168	4.17
21044	Columbia	44,371	160	3.61
21163	Woodstock	8,338	30	3.60
21075	Elkridge	32,062	74	2.31
21029	Clarksville	12,913	20	1.55
21090	Linthicum Heights	9,832	9	0.92
21797	Woodbine	9,164	8	0.87
20755	Fort George G Meade	9,600	8	0.83
21076	Hanover	15,556	12	0.77
21046	Columbia	15,939	11	0.69
21227	Halethorpe	34,310	21	0.61
20723	Laurel	33,241	18	0.54
21784	Sykesville	38,242	18	0.47



PTA: Primary Trade Area
STA: Secondary Trade Area

Market Findings

- Ellicott City attracts a **significant amount of customers from outside the region** (396 zip codes, 38 states)
- However, the **trade areas** still experience **leakage**
 - PTA leaks \$761 m
 - STA leaks \$510 m
 - Combined trade area leaks **\$1.27 b**
- **Opportunities** for the **core** exist in key categories
 - Restaurants (both full-service and limited service)
 - Home Furnishings
 - Pharmacies / Jewelry Stores
 - Grocery Stores / Specialty Food Stores

Market Findings

- **Other retail opportunities** exist but these are **not likely to locate in the core**:
 - Building supply
 - Home centers
 - Auto dealerships
- Arundel Mills skews the clothing data for the Secondary Trade Area, but the mall should not be viewed as a direct competitor with the specialty shopping in Ellicott City.
- **Food and food related businesses** represent a **significant opportunity** for Ellicott City (note that even with Catonsville's growth in food related retail that both trade areas leak full service restaurant sales).
- There is a need for some **larger footprint buildings** within the core.



PART II

MAIN STREET / TRANSPORTATION / PARKING



Main Street | Transportation and Parking

1. Main Street

- *On-Street Parking*
- *Pedestrian Enhancements*
- *Streetscape*

2. Parking

- *Parking Facilities*
- *Parking Management*



Main Street

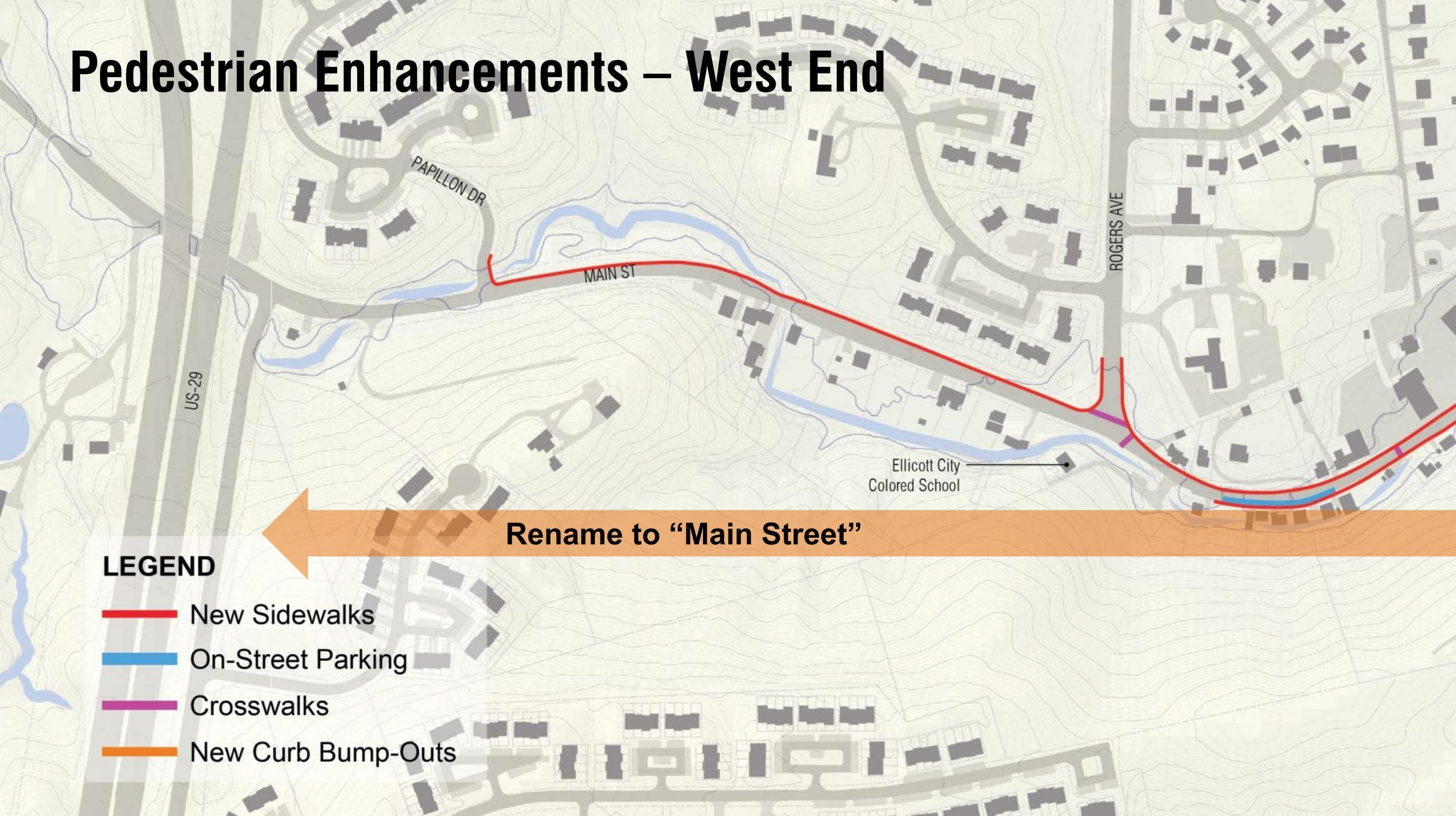
West End

Install design elements that encourage lower travel speeds

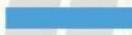
- Lane narrowing
- Continuous sidewalk and on-street parking as space/ROW allows
- Mid-block crossings



Pedestrian Enhancements – West End

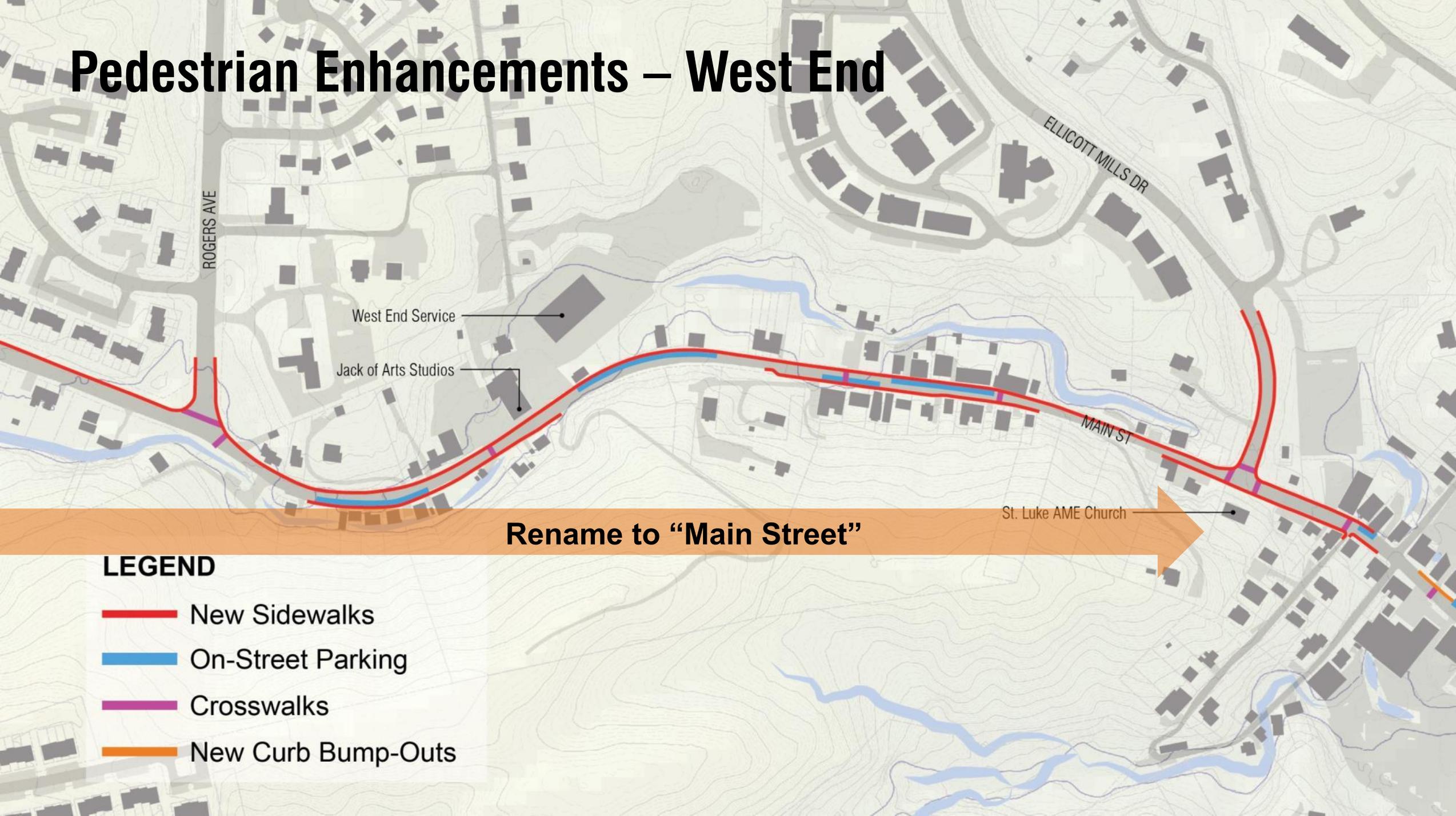


LEGEND

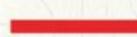
-  New Sidewalks
-  On-Street Parking
-  Crosswalks
-  New Curb Bump-Outs

Rename to "Main Street"

Pedestrian Enhancements – West End



LEGEND

-  New Sidewalks
-  On-Street Parking
-  Crosswalks
-  New Curb Bump-Outs

Main Street - Core

On-Street Parking

- Retain **majority** of on-street parking to serve business along Main Street
- Historic **data**: high demand for on-street parking
- Designate loading/drop-off / pick-up zones / valet



Main Street - Core

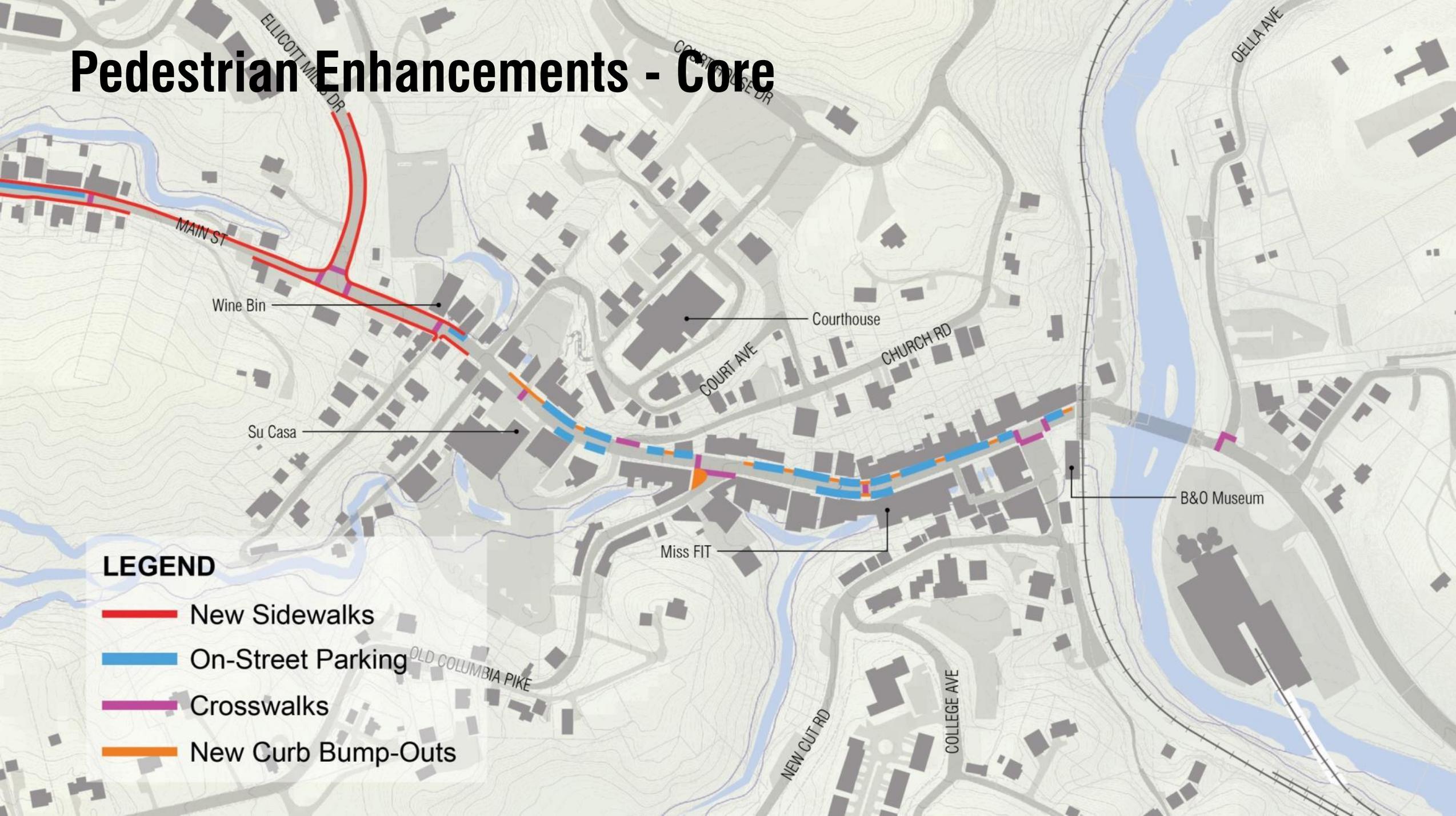
Design for Pedestrians

- Narrow travel lanes – encourages slower vehicle speeds and allows for wider sidewalks
- Bump-outs at existing utility poles to increase pedestrian space
- Mid-block crossings





Pedestrian Enhancements - Core



Wine Bin

Courthouse

Su Casa

Miss FIT

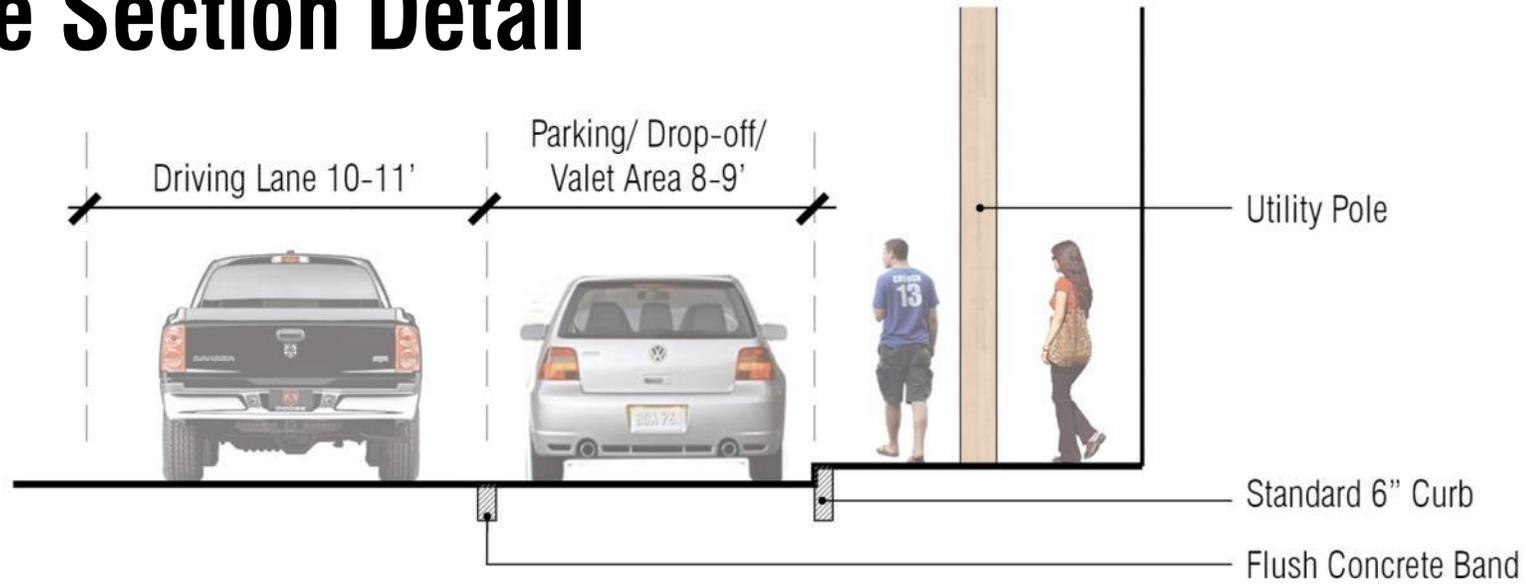
B&O Museum

LEGEND

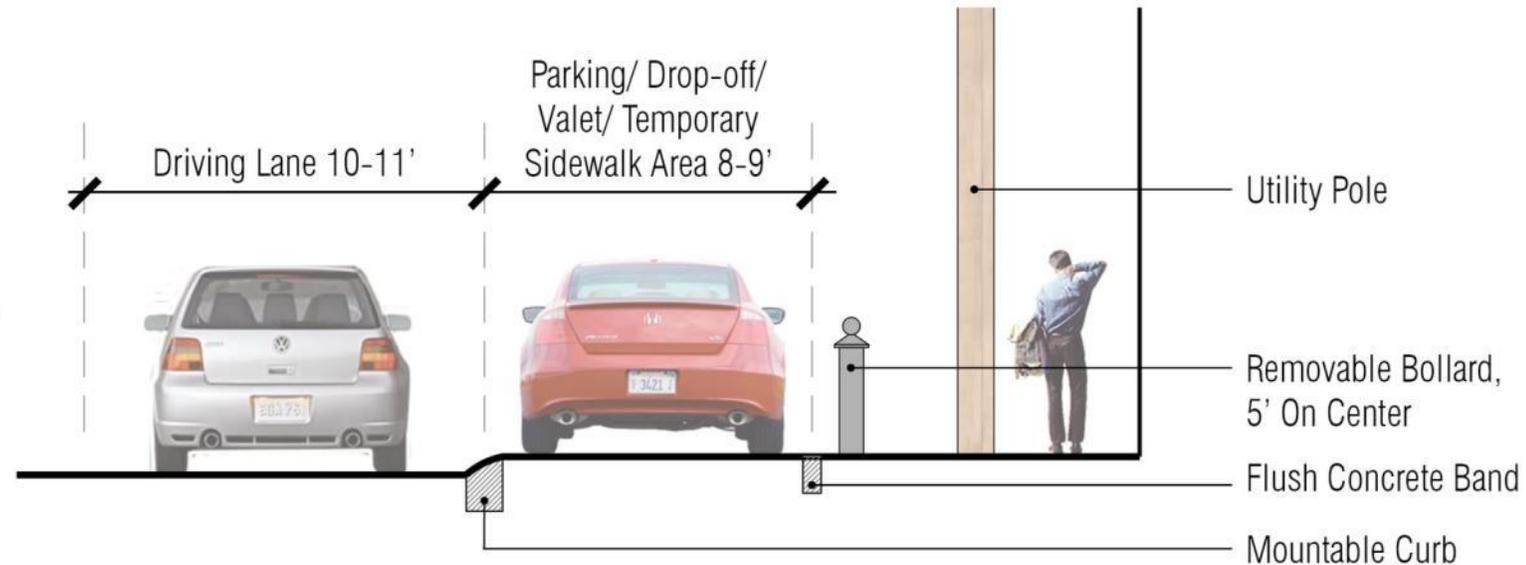
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Streetscape Section Detail

Standard Curb

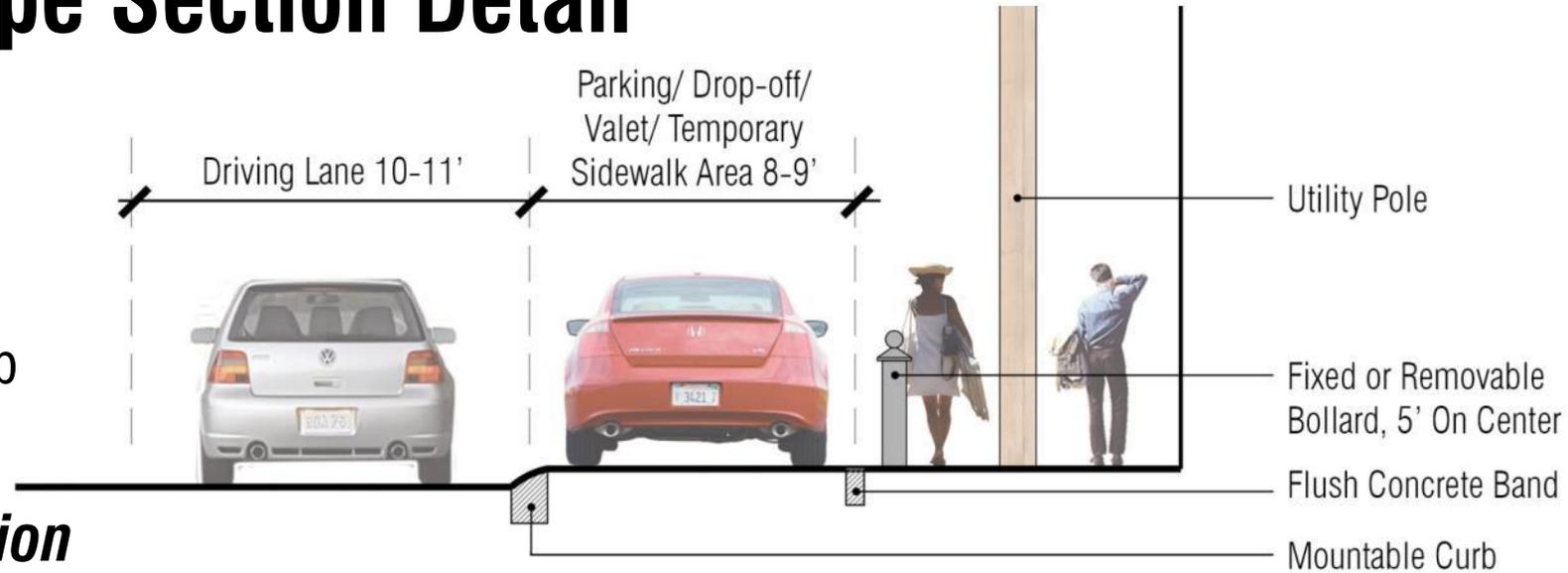


Mountable Curb

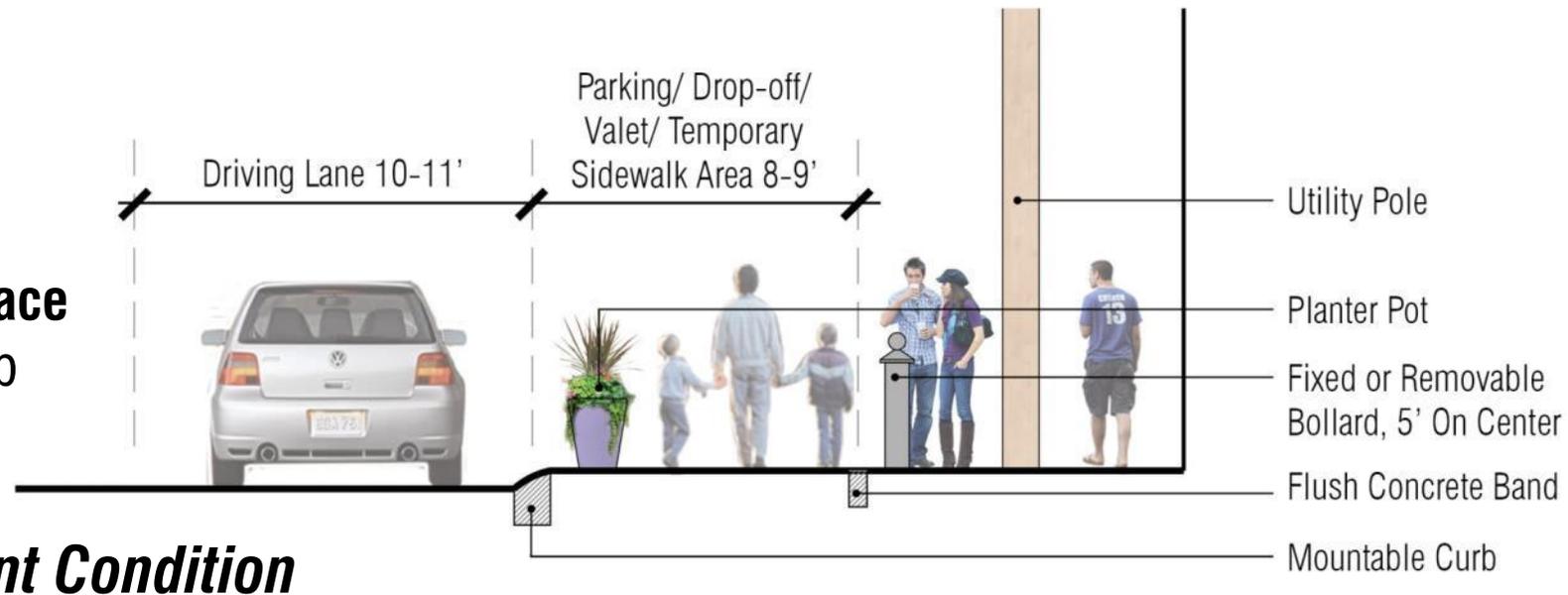


Streetscape Section Detail

Parking Zone
Mountable Curb

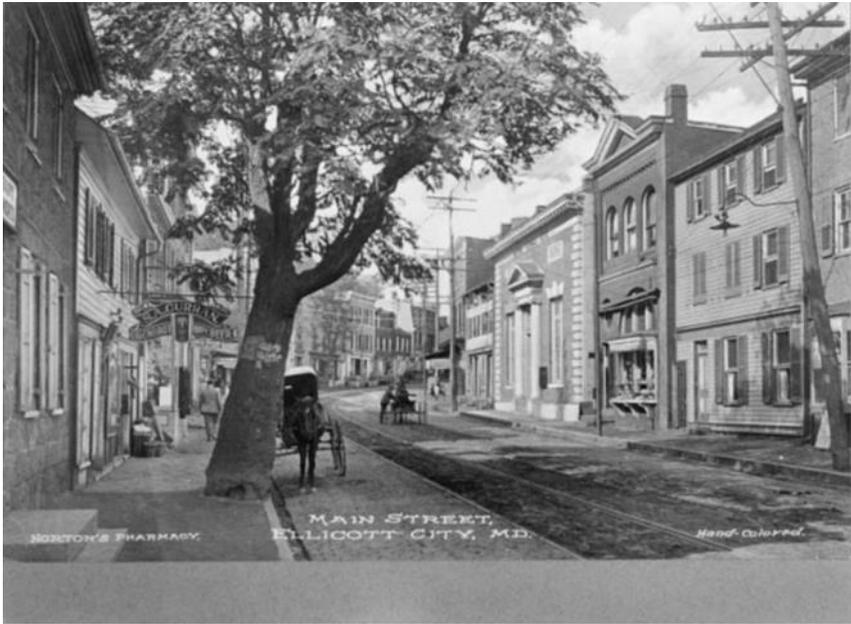


Pedestrian Space
Mountable Curb





Mountable Curb/Parking Zone Example



Historic photo showing brick sidewalks



SIDEWALK MATERIALS GUIDE

Existing Conditions - Shear Stress



Wine Bin

Su Casa

Miss FIT

Courthouse

B&O Museum

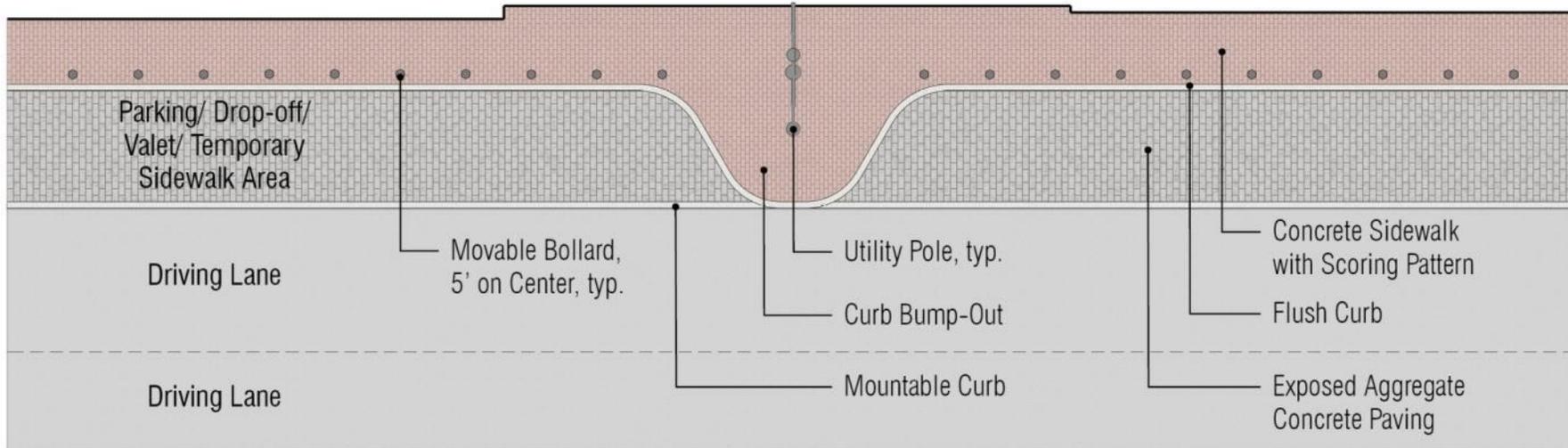
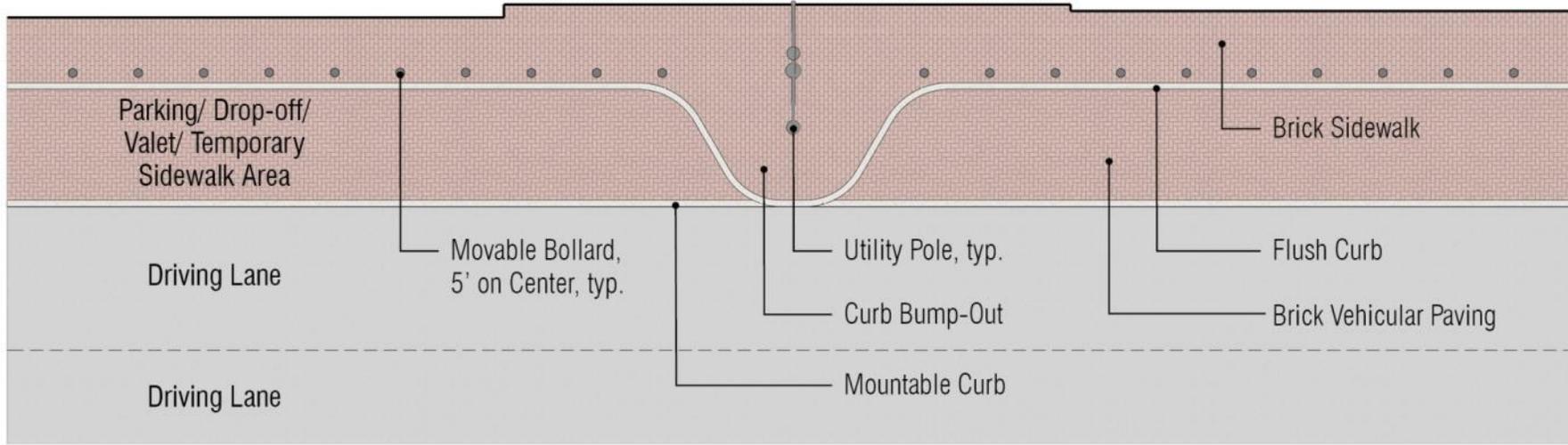


Pavers Suitable (brick, cobble, etc)



Concrete Recommended

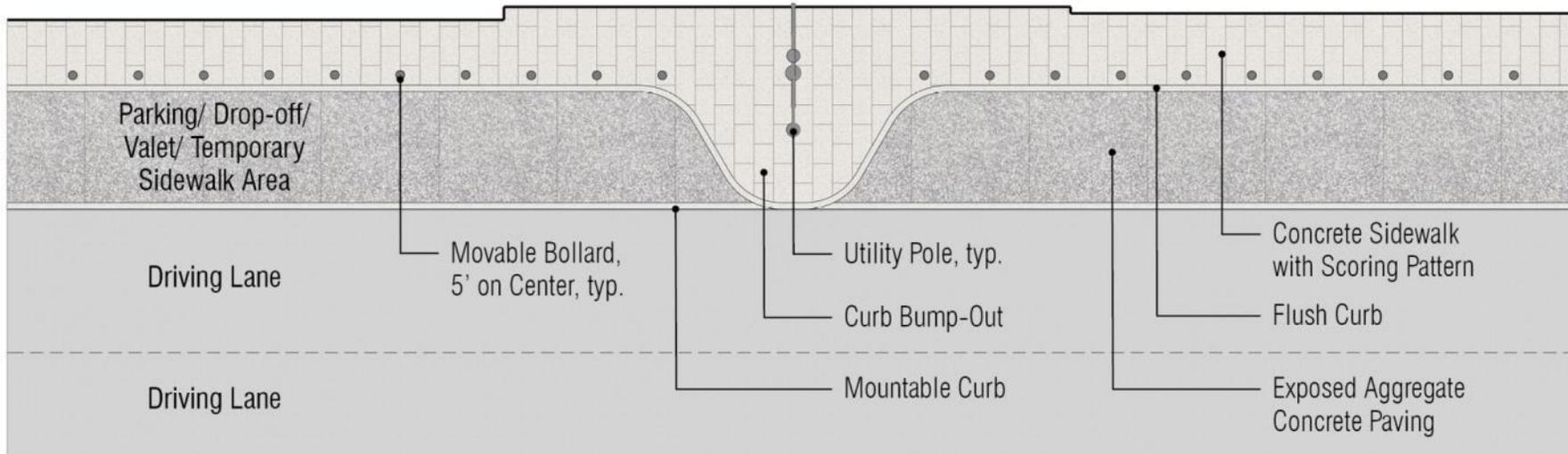
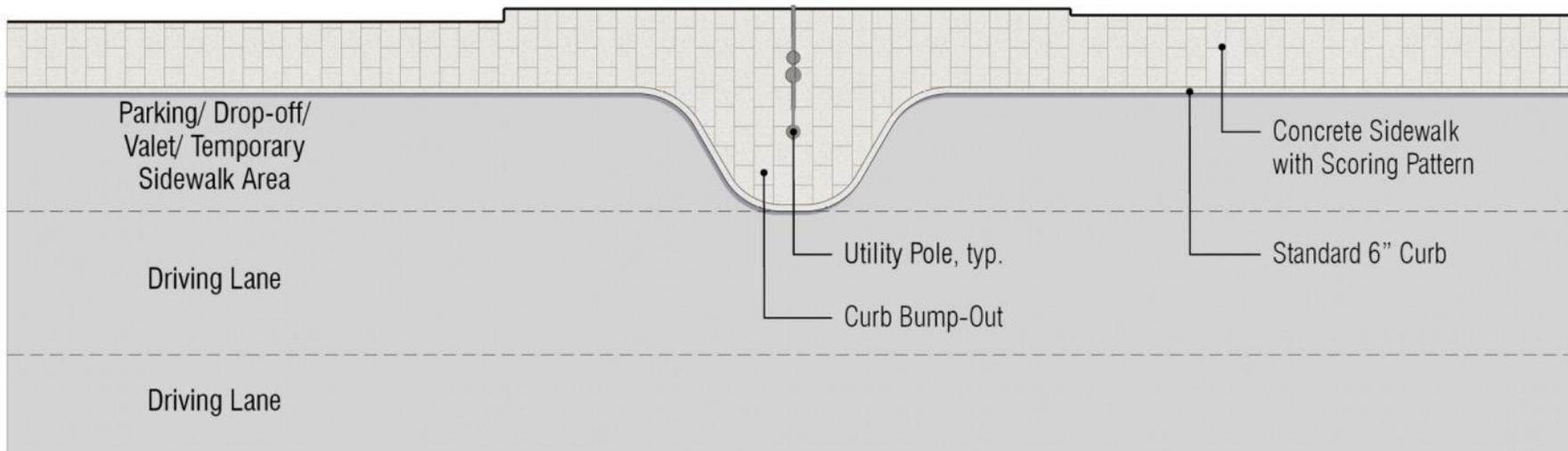
Potential Sidewalk Materials



Potential Sidewalk Materials (Brick)



Articulated Parking Zone Examples (Within Historic District)



Potential Sidewalk Materials (Concrete)



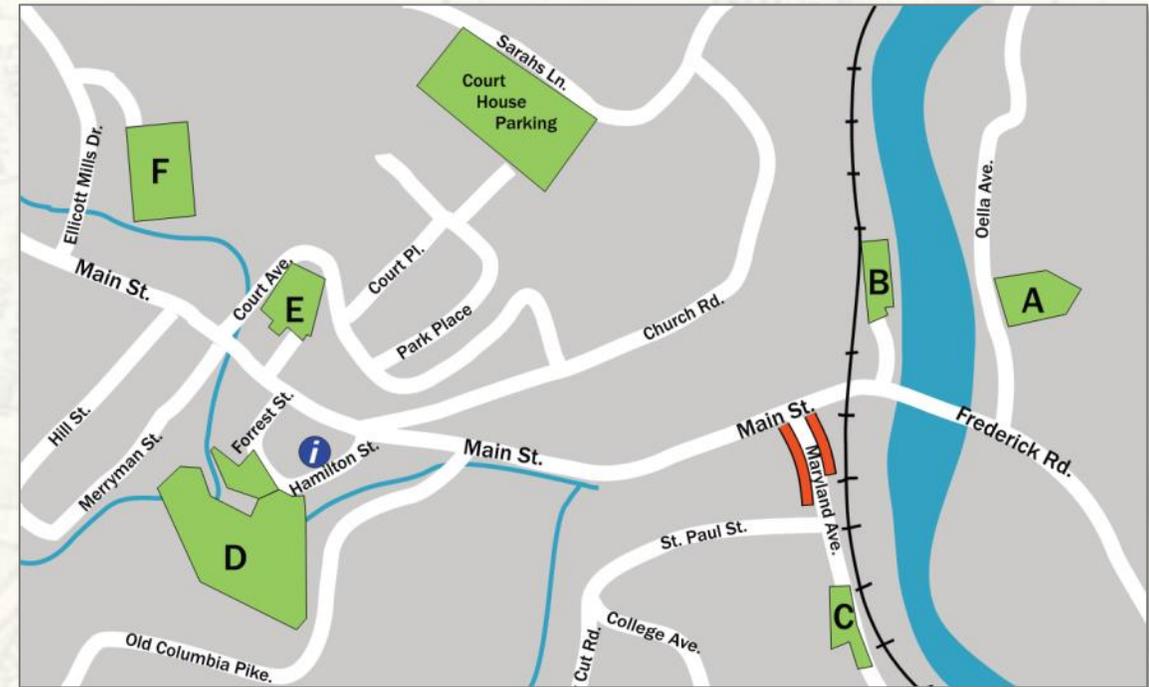
Scored Concrete Example (Within Historic District)



Exposed Aggregate Concrete Example (Within Historic District)

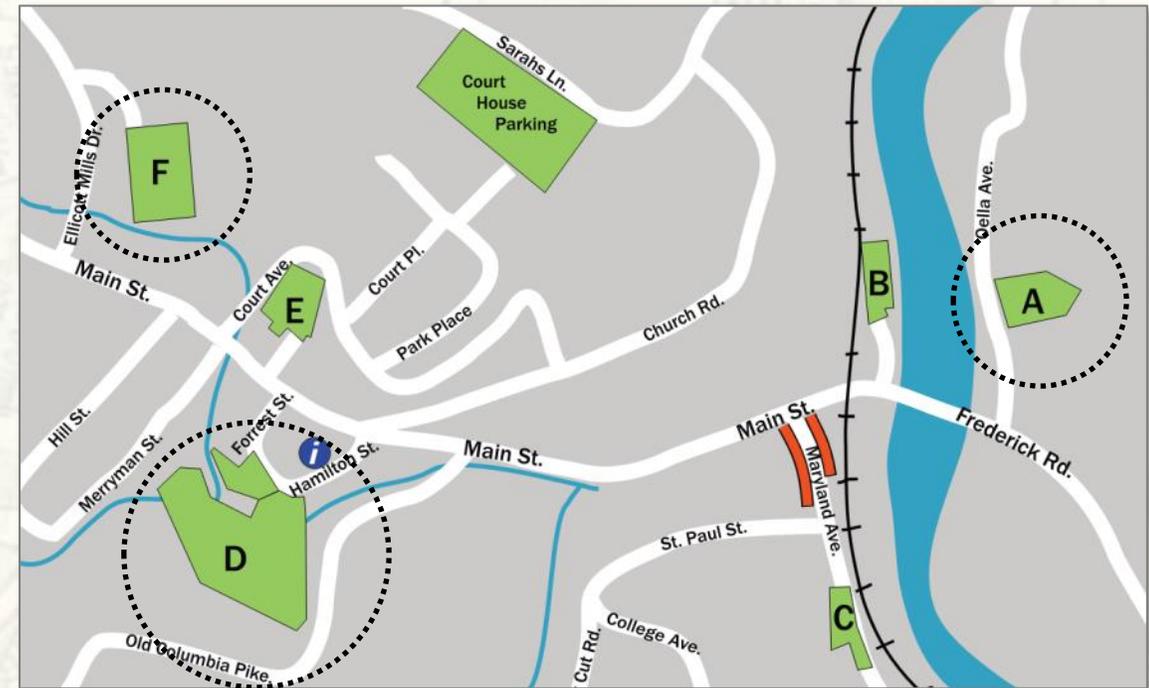
Parking Structures

- Sufficient parking resources exist today in Ellicott City
- Distribution of resources is poor
- Lacking wayfinding system and intuitive naming system
- Users must access largest and most desirable parking resource (Lot D) through core of Main Street
- ***Parking deck(s) would allow for other improvements (hydrologic, green space, outdoor gathering spaces, active uses) to occur within surface lots***



Parking Structures

- Best candidates for structured parking: Lots D, F and/or A
- Considerations: distance to Lower Main Street, Main Street congestion, site topography and hydrologic improvements
- Ability to recover lost parking during construction
- ***Parking management must be factored in – shuttle, payment and/or time limit system, smart technologies and wayfinding***



Q&A

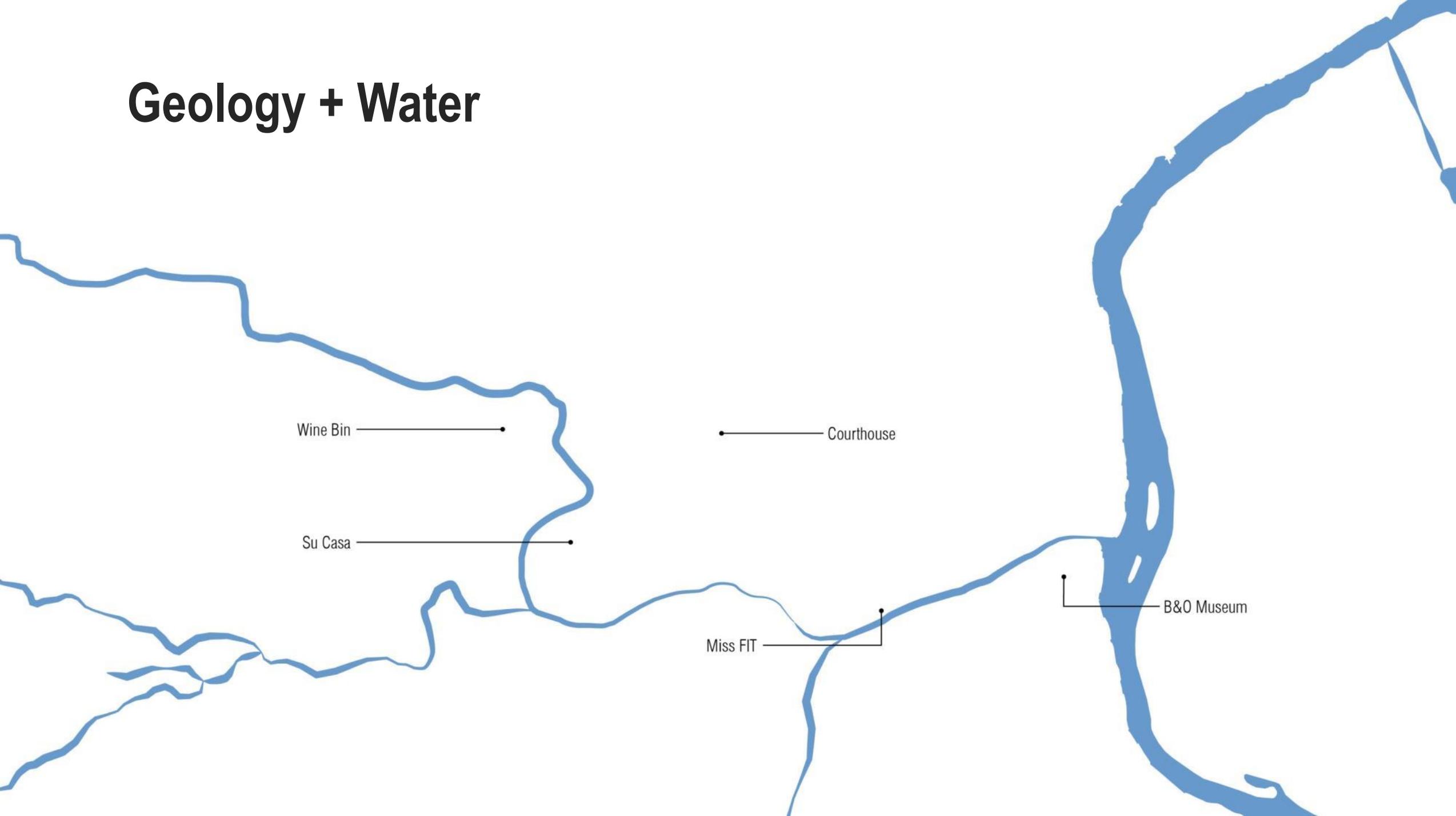
Questions?

An aerial photograph of a campus, likely a university or government building complex. The central focus is a large, multi-story building with a distinctive architectural style, possibly a library or administrative building. It is surrounded by several large parking lots filled with cars. The campus is situated on a hillside, with roads winding through the trees. The overall scene is captured in a sepia or muted color palette.

PART III

OVERALL STRATEGY AND OPPORTUNITY SITES

Geology + Water



Wine Bin

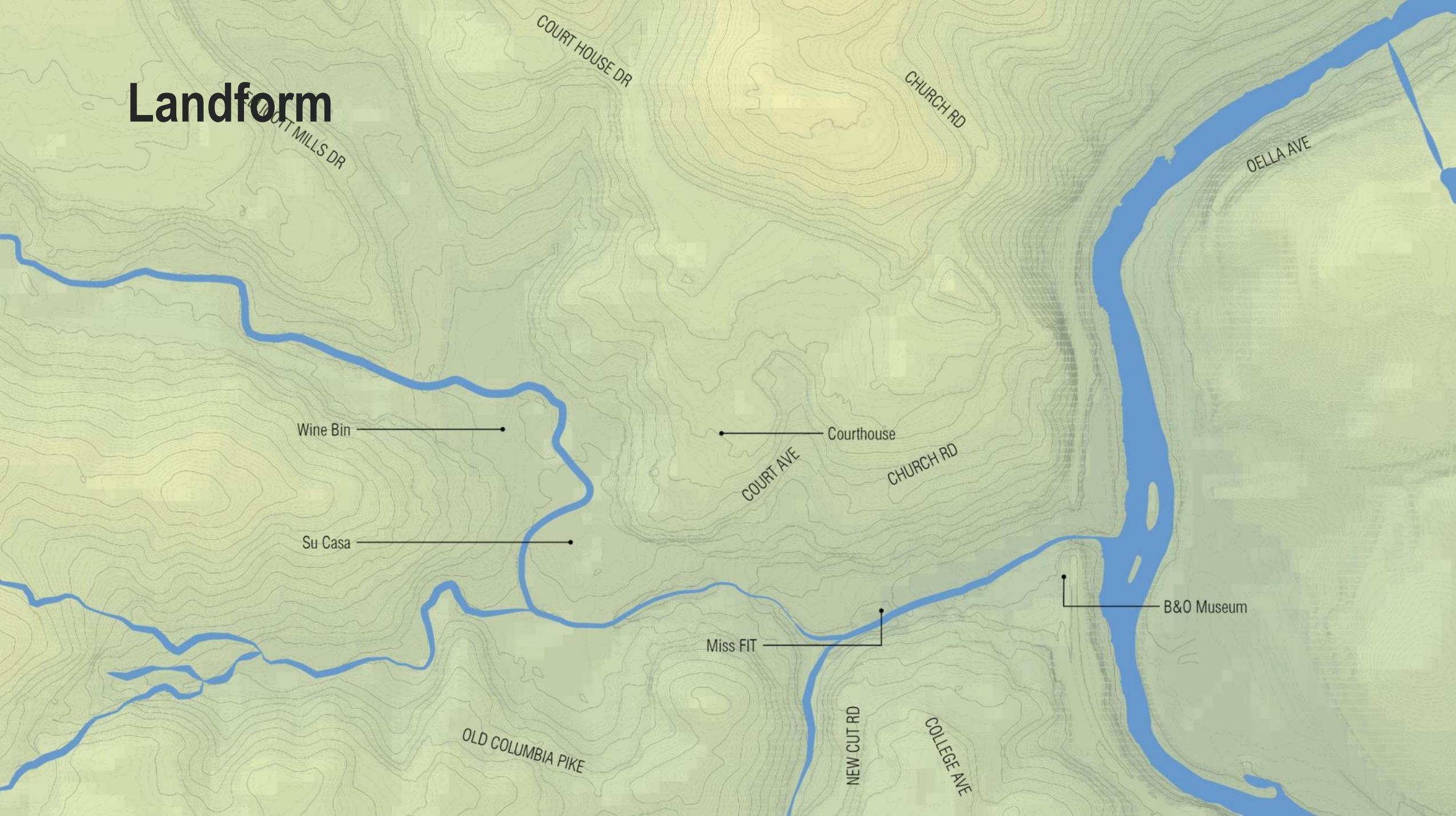
Courthouse

Su Casa

Miss FIT

B&O Museum

Landform



Transportation Network



Wine Bin

Su Casa

Courthouse

Miss FIT

B&O Museum

COURT HOUSE DR

CHURCH RD

COURT MILLS DR

COURT AVE

CHURCH RD

OELLA AVE

OLD COLUMBIA PIKE

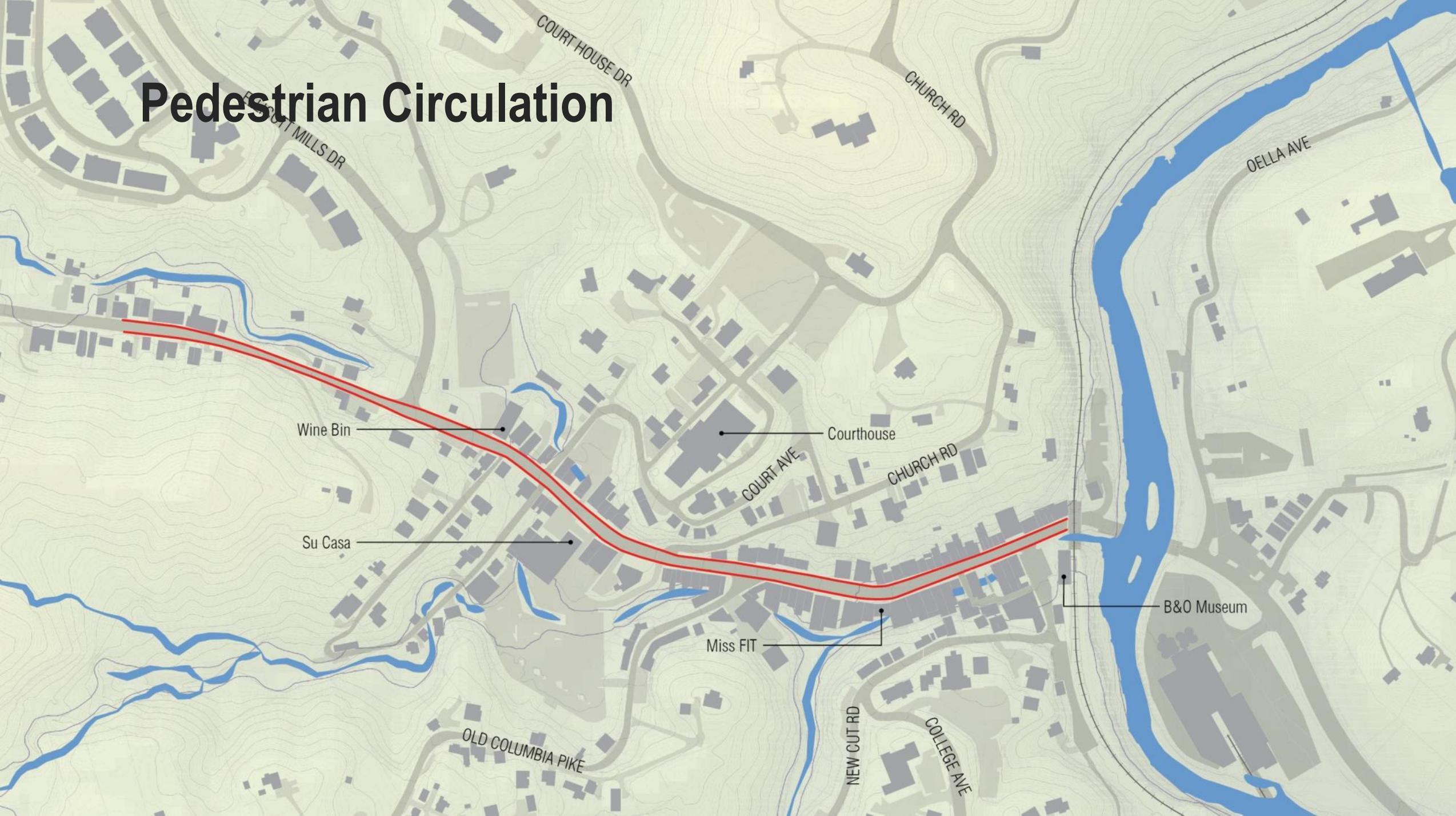
NEW CUT RD

COLLEGE AVE

Development Patterns



Pedestrian Circulation



Wine Bin

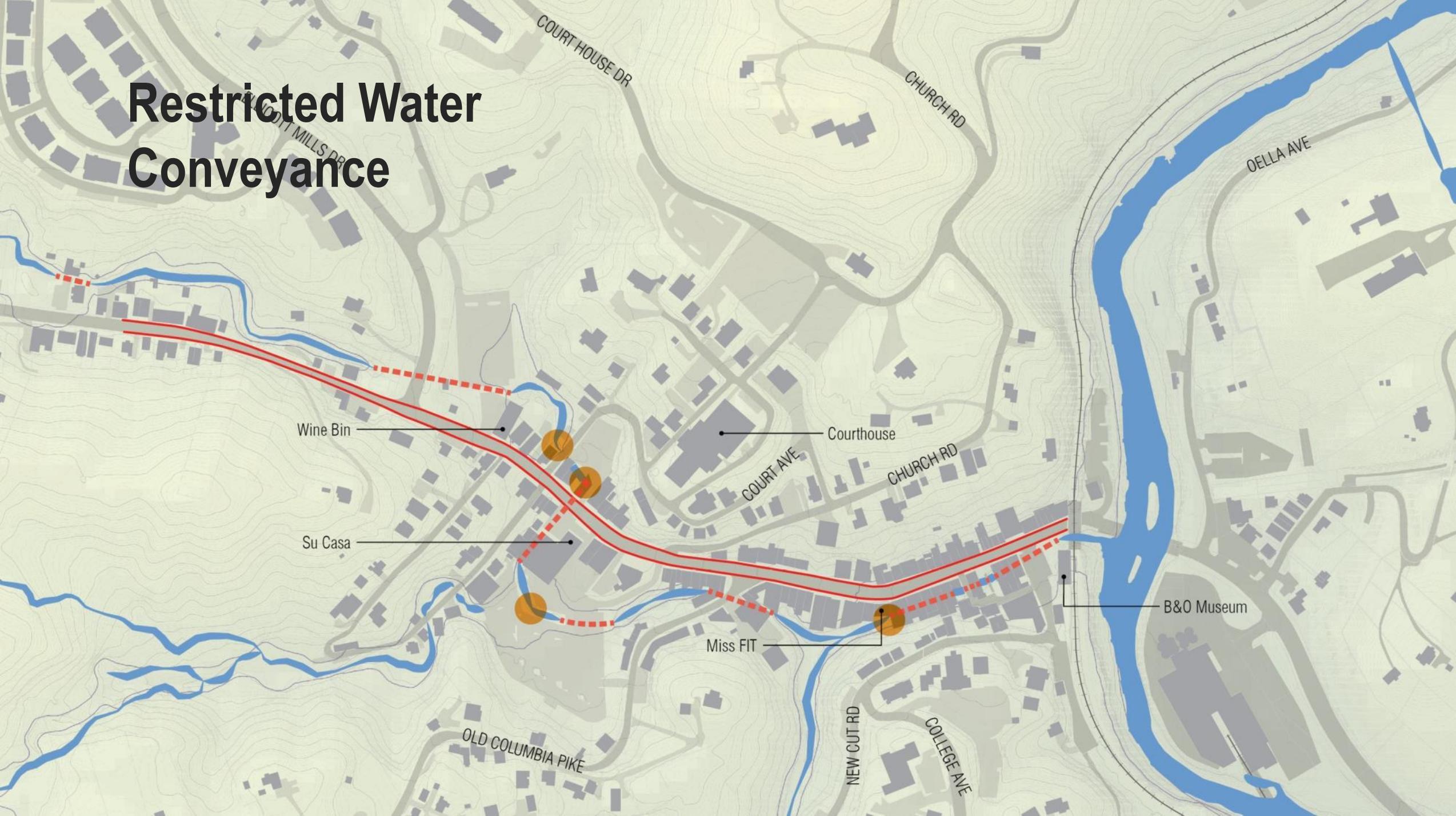
Su Casa

Courthouse

Miss FIT

B&O Museum

Restricted Water Conveyance



Wine Bin

Courthouse

Su Casa

Miss FIT

B&O Museum

COURT HOUSE DR

CHURCH RD

OELLA AVE

COURT AVE

CHURCH RD

OLD COLUMBIA PIKE

NEW CUT RD

COLLEGE AVE

Flood Water Paths



Wine Bin

Su Casa

Miss FIT

B&O Museum

COURT HOUSE DR

CHURCH RD

OELLA AVE

COURT AVE

CHURCH RD

NEW CUT RD

COLLEGE AVE

OLD COLUMBIA PIKE

Flood Mitigation/Watershed Planning

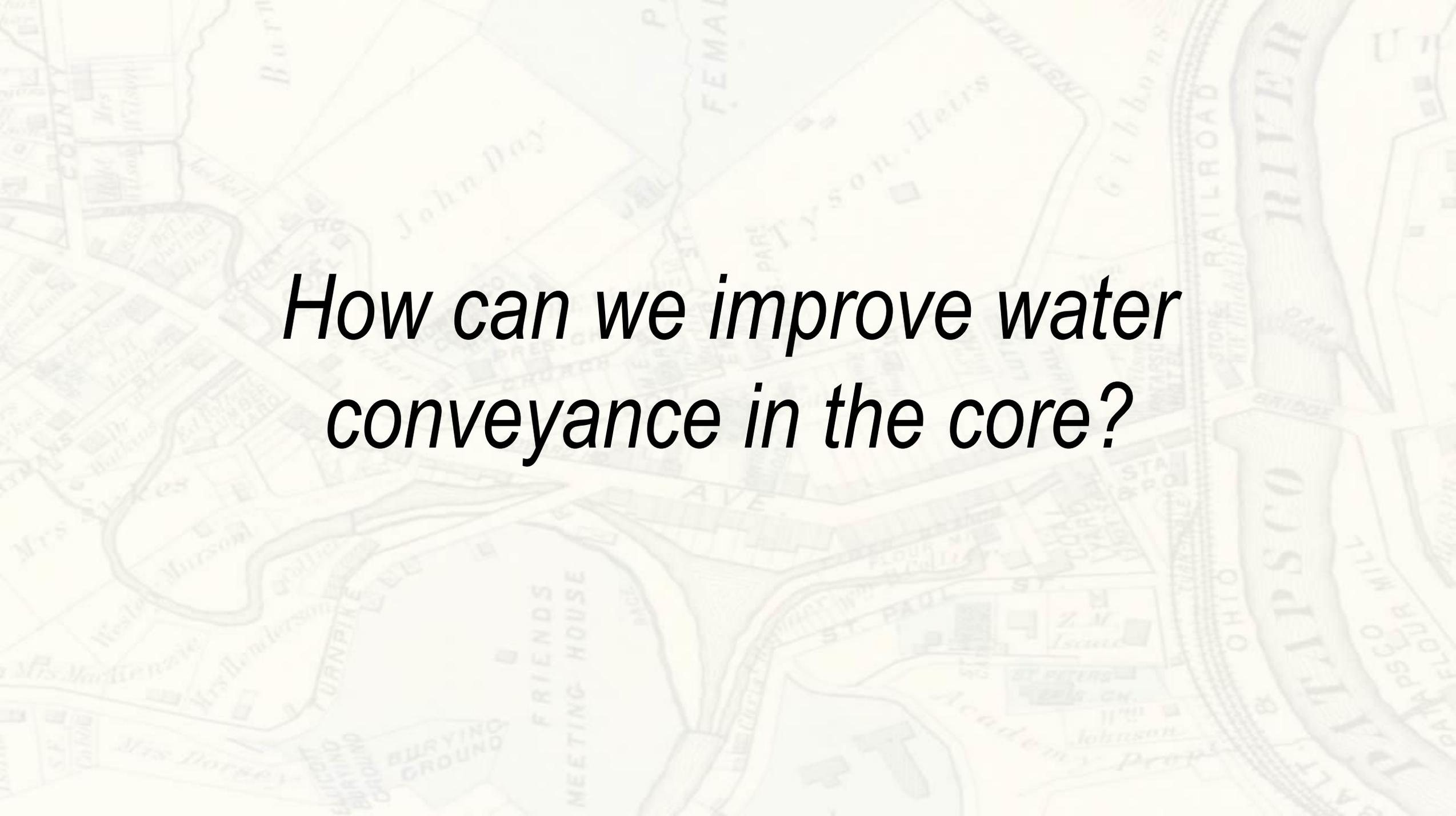
Considerations

1. Manage bedload in the system (fix head cuts, manage riparian buffer)
2. Identify special flood safety features (open grating, debris catchment, etc.)
3. Water quality improvement (street sweeping, sanitary sewer overflows, tree planting and management, green infrastructure, etc.)

Flood Mitigation/Watershed Planning

Considerations

4. Increase storage capacity (**regional retention**, floodplain expansion)
5. Direct flows away from development (**diversion pipes**)
6. **Improve Conveyance (minimize opportunities for water to jump out of channel and onto Main Street)**

A historical map of a city core, likely from the 19th century, showing a river (Tappan's River) and a railroad (Ohio Tappan's Railroad). The map includes various streets, buildings, and landmarks such as a meeting house, a school, and a mill. The text is overlaid on the map.

How can we improve water conveyance in the core?

Constrictions and Overland Flow



Goal 1:
Get all of the upstream water to reach Lot D without flowing down Main Street



Wine Bin

Su Casa

LOT D

Miss FIT

Courthouse

B&O Museum

ELLICOTT MILLS DR

COURT HOUSE DR

CHURCH RD

OELLA AVE

COURT AVE

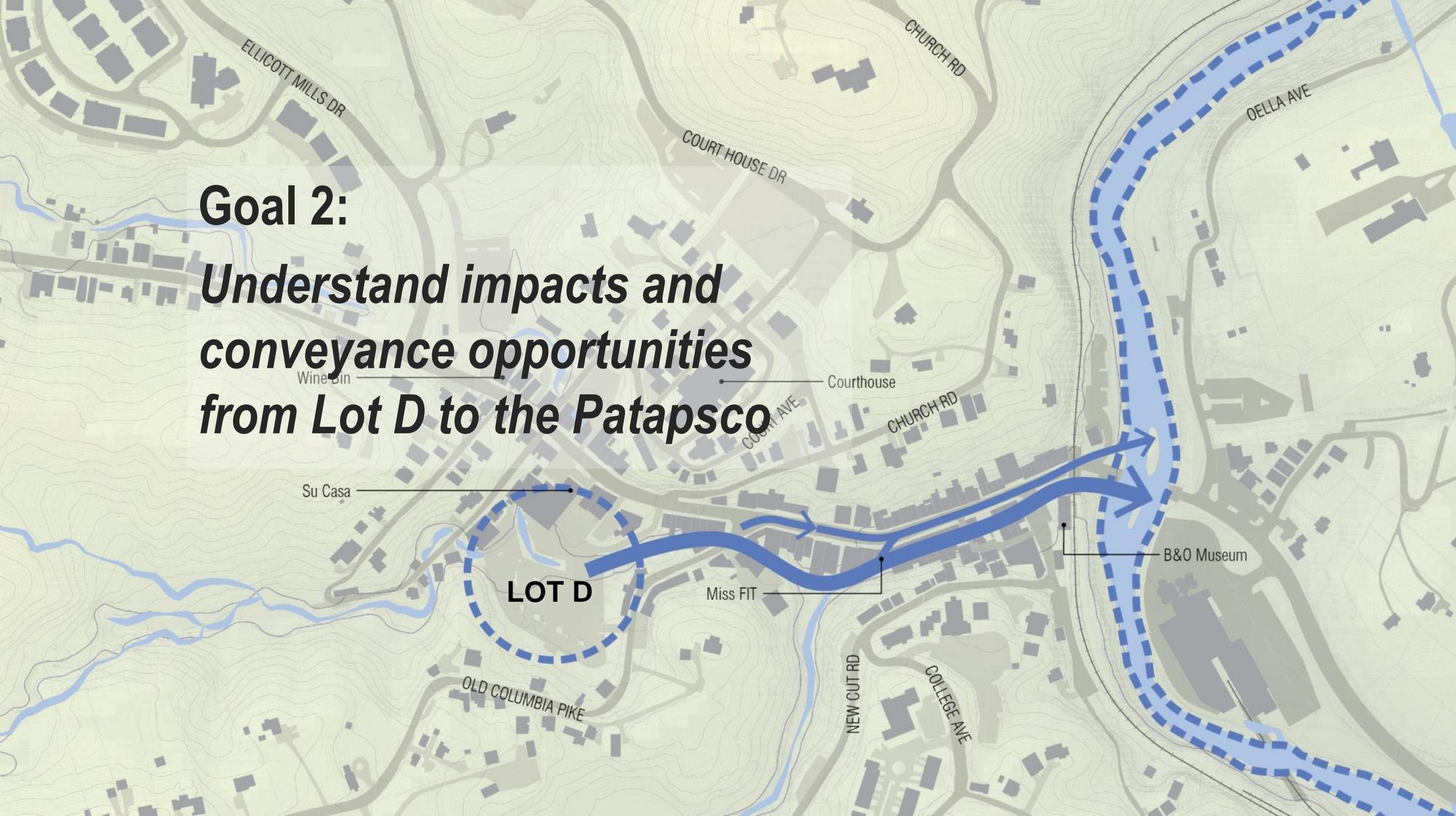
CHURCH RD

OLD COLUMBIA PIKE

NEW CUT RD

COLLEGE AVE

Goal 2:
Understand impacts and conveyance opportunities from Lot D to the Patapsco



Wine Bin

Courthouse

Su Casa

LOT D

Miss FIT

B&O Museum

OLD COLUMBIA PIKE

NEW CUT RD

COLLEGE AVE

ELLICOTT MILLS DR

COURT HOUSE DR

CHURCH RD

OELLA AVE

COURT AVE

CHURCH RD

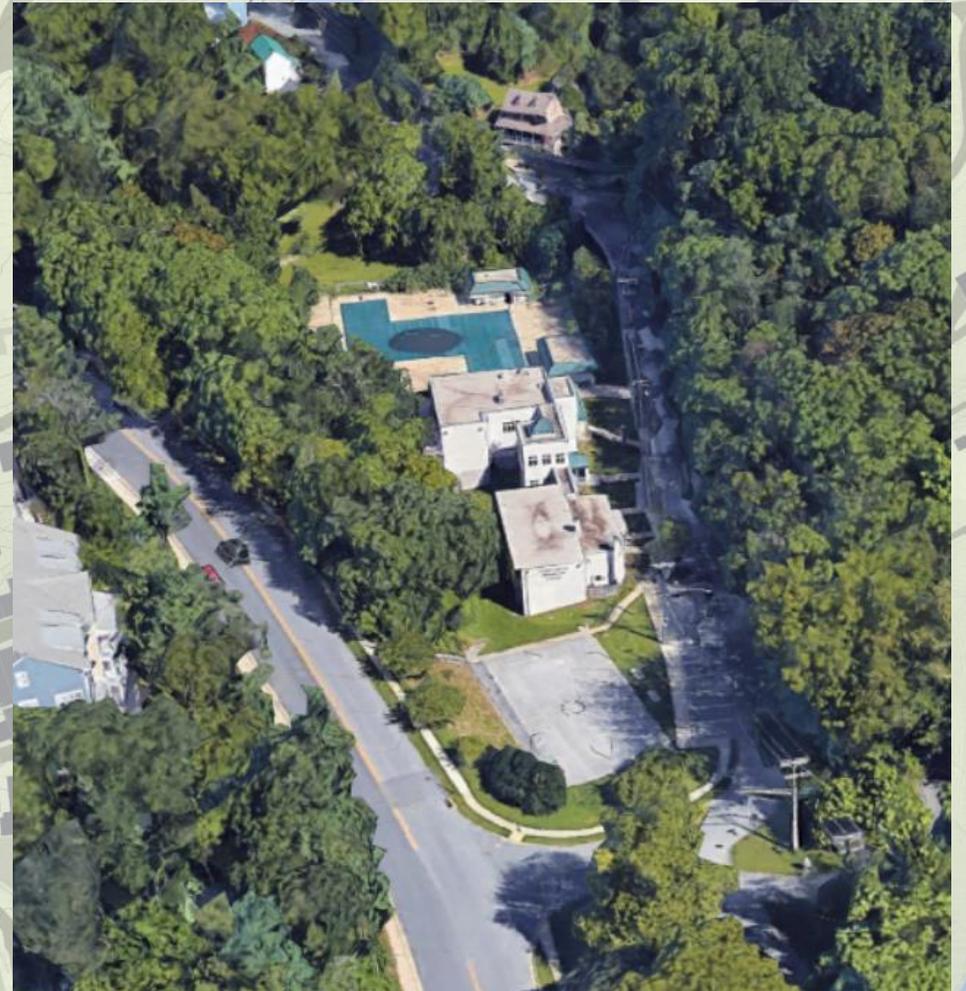


*Where do we have
opportunities to make
changes?*

A topographic map showing contour lines, roads, and buildings. A specific area in the upper left quadrant is highlighted in red. A semi-transparent white box containing text is overlaid on the right side of the map.

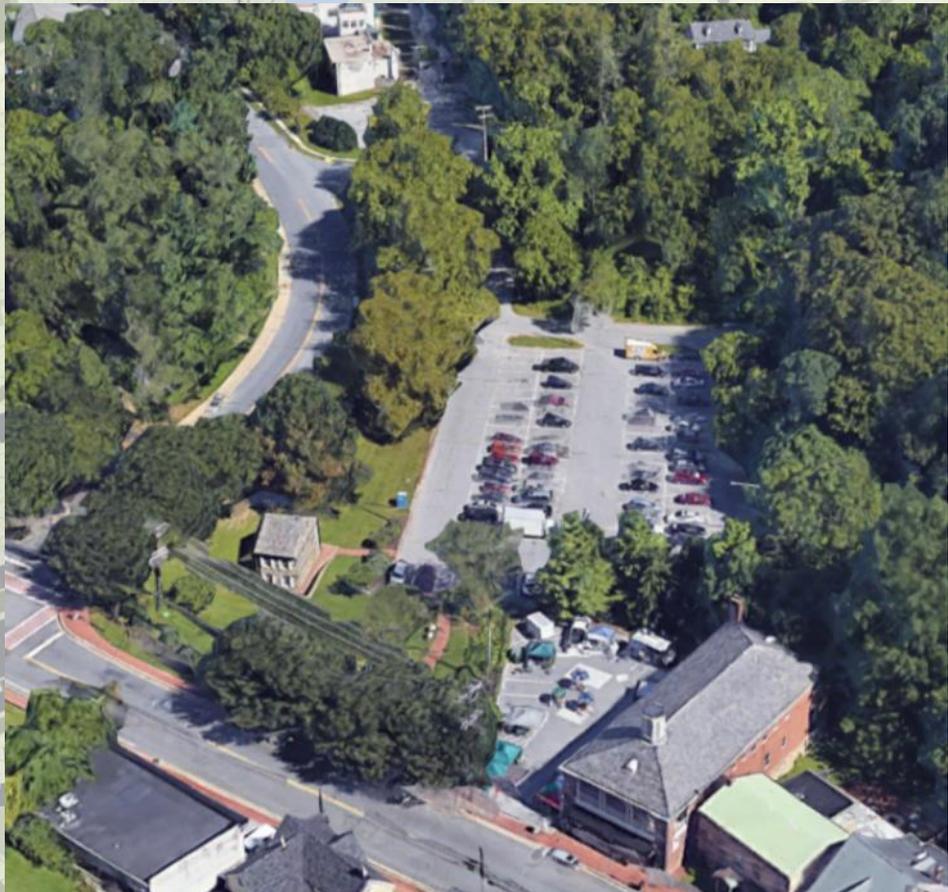
**FORMER ROGER
CARTER SITE**

Opportunity Sites





LOT F



Opportunity Sites



LOT D

Opportunity Sites





Opportunity Sites

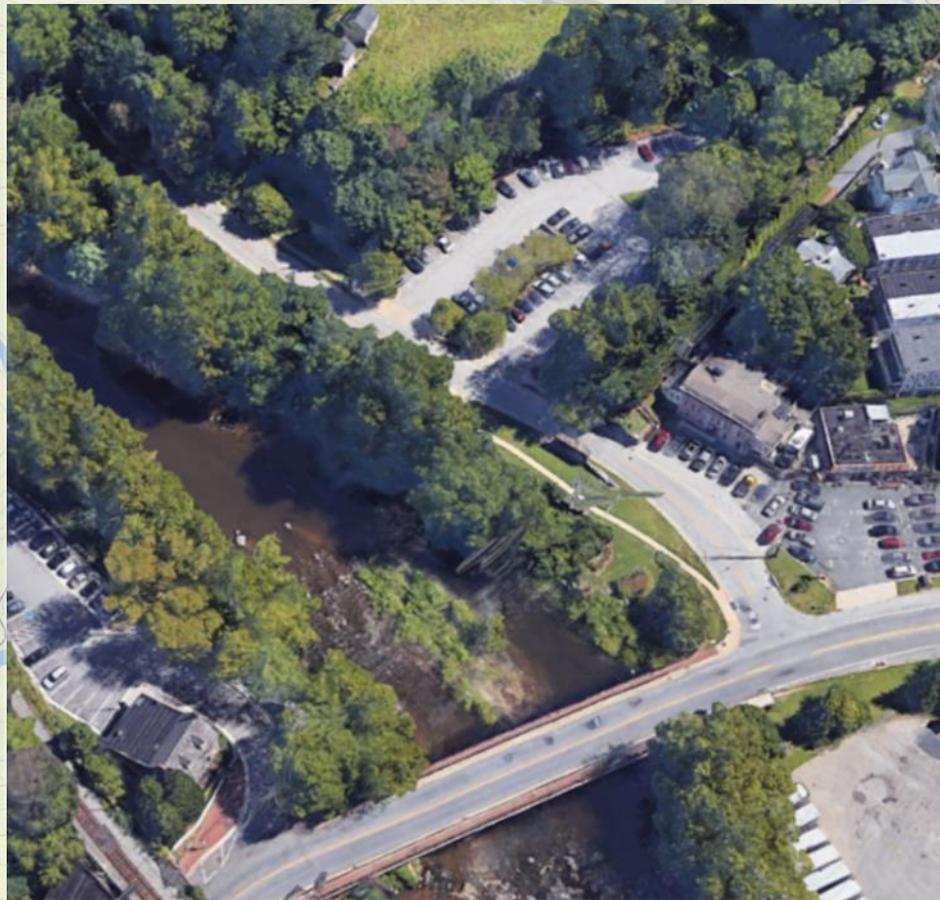
LOT E

COURTHOUSE

Opportunity Sites



**LOT A
(Balt. Co Partnership)**



Opportunity Sites

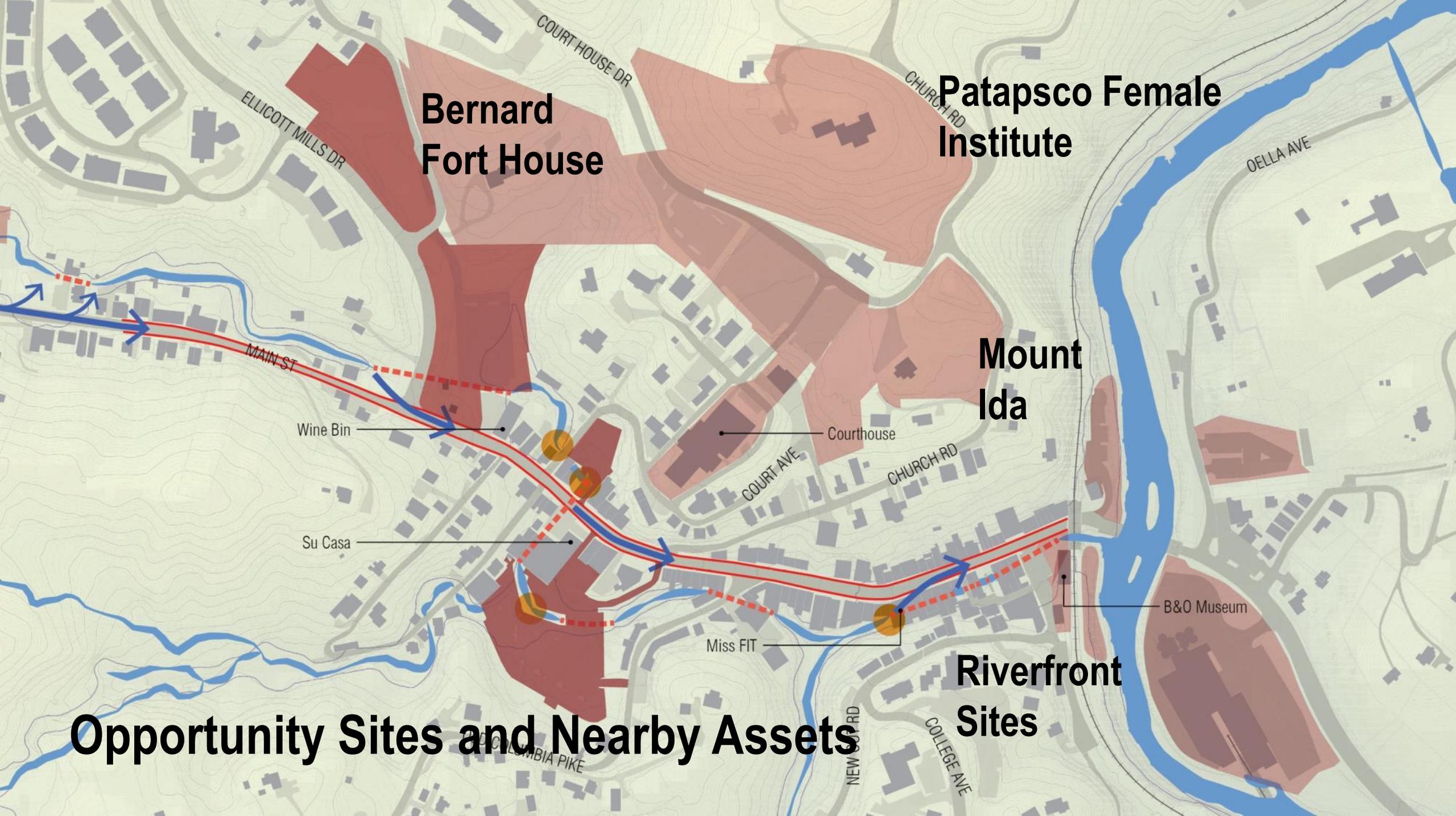
WILKENS-ROGERS MILL (Long Term)



Opportunity Sites



Opportunity Sites



**Bernard
Fort House**

**Patapsco Female
Institute**

**Mount
Ida**

Opportunity Sites and Nearby Assets

**Riverfront
Sites**

Wine Bin

Su Casa

Miss FIT

Courthouse

B&O Museum

ELLICOTT MILLS DR

COURT HOUSE DR

CHURCH RD

OELLA AVE

MAIN ST

COURT AVE

CHURCH RD

COLUMBIA PIKE

NEW COURT RD

COLLEGE AVE



Coordinated Planning Efforts

Wine Bin

Su Casa

Miss FIT

Courthouse

B&O Museum

COURT HOUSE DR

CHURCH RD

ELLICOTT MILLS DR

MAIN ST

COURT AVE

CHURCH RD

OELLA AVE

NEW CUT RD

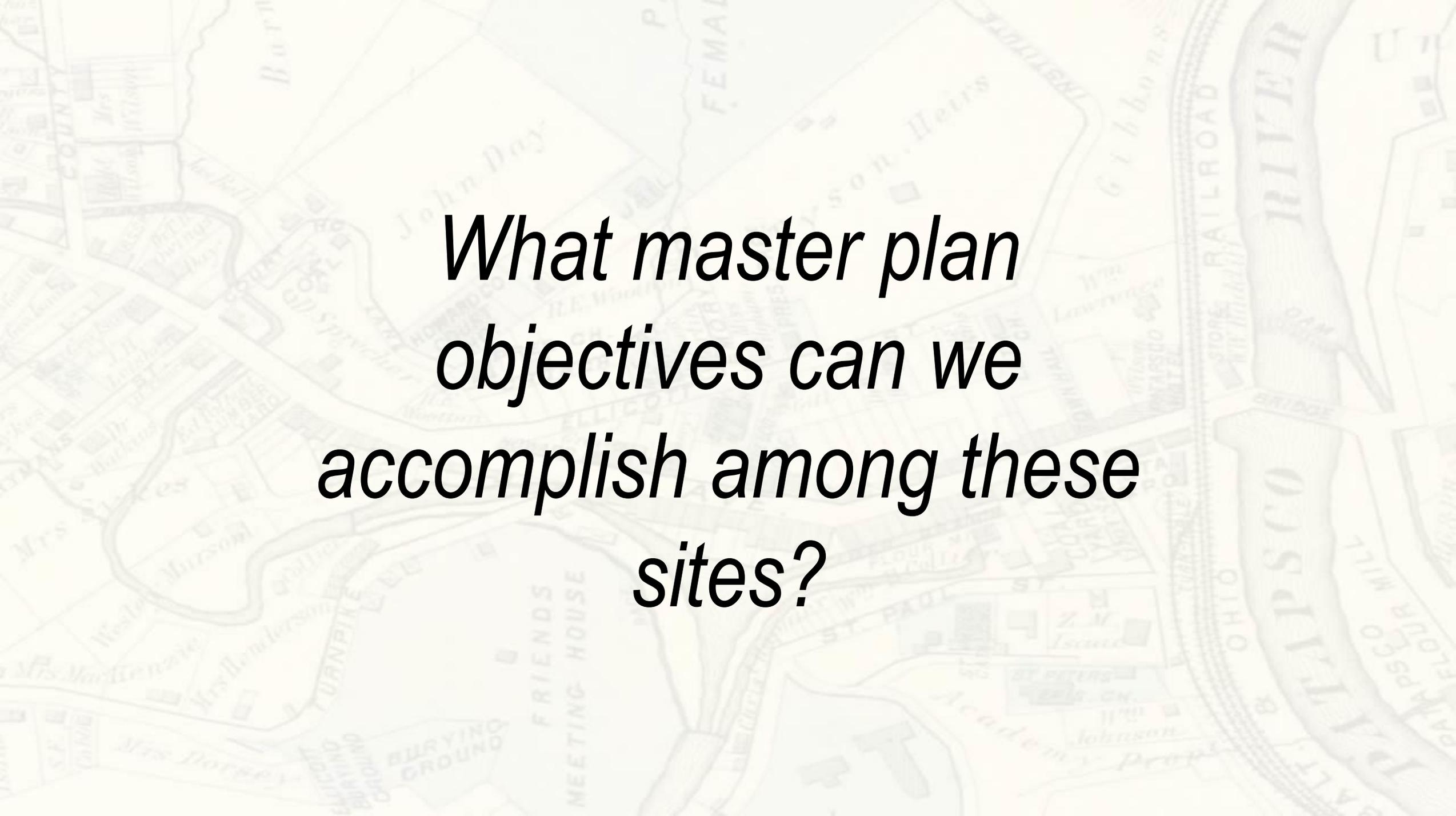
COLLEGE AVE

COLUMBIA PIKE

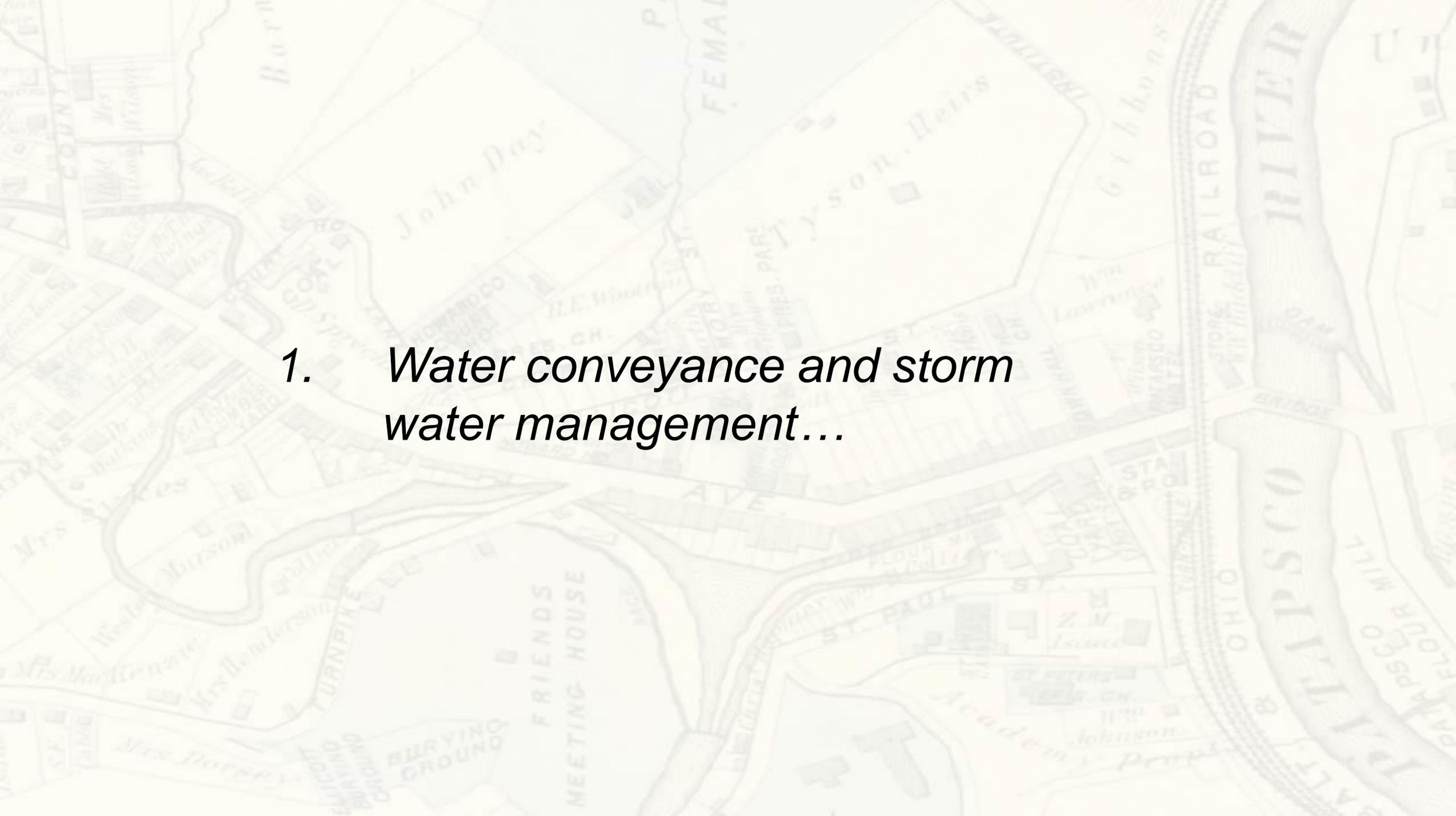


Inter-related and
require phasing
strategy

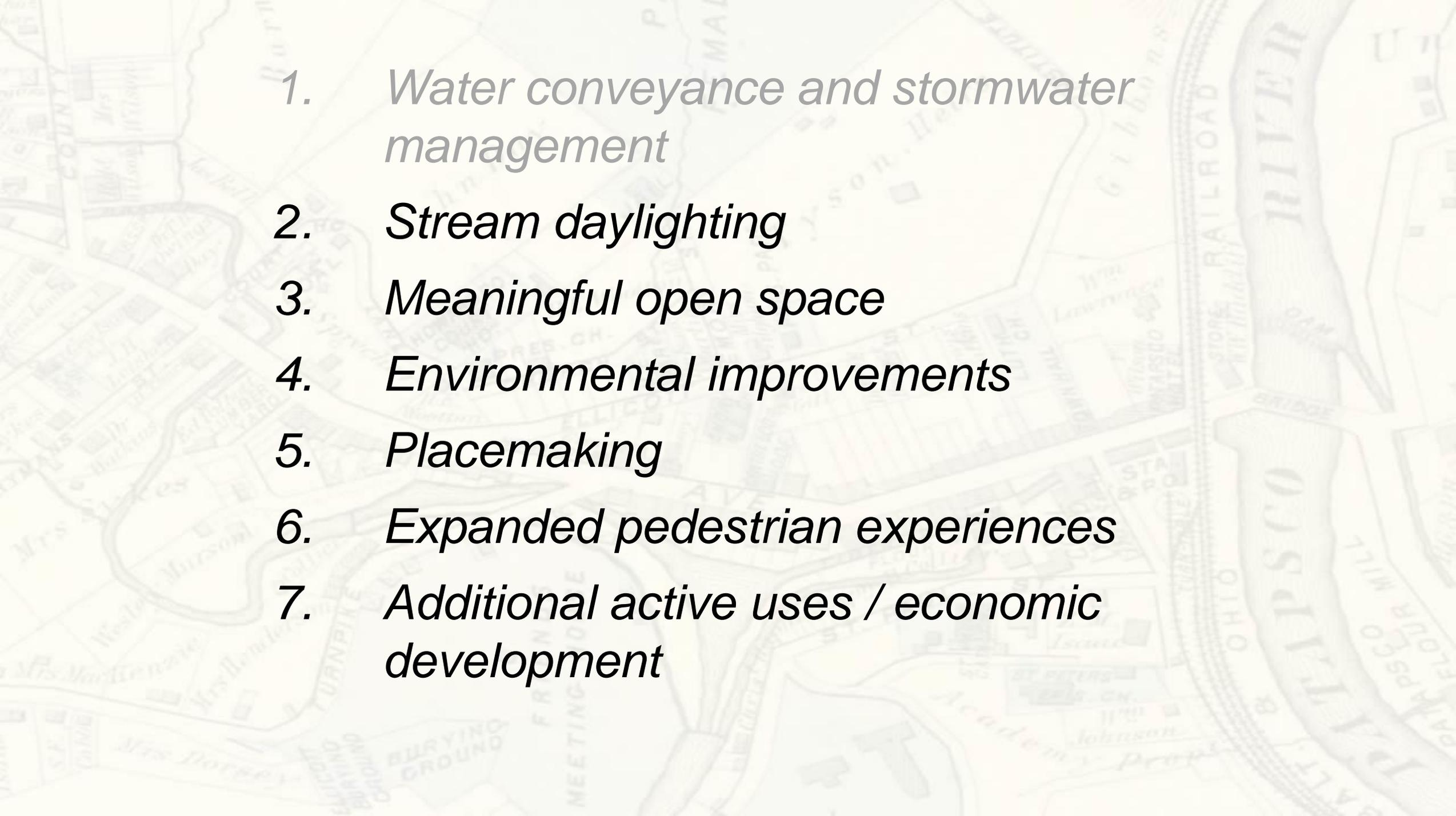
Opportunity Sites



*What master plan
objectives can we
accomplish among these
sites?*

A historical map of a town, likely from the 19th century, showing a river (the Tappan River) flowing through it. The map includes various streets, buildings, and landmarks. Key features include the Tappan River, a railroad, and several churches and houses. The text "1. Water conveyance and storm water management..." is overlaid on the map.

1. Water conveyance and storm water management...

- 
- The background is a faded, light-colored map of a city street grid. A river, labeled 'TAPPSCO RIVER', flows vertically on the right side. A railroad line, labeled 'ST. LOUIS & N. O. RAILROAD', runs horizontally across the middle. Various street names and landmarks are visible, such as 'TURNPIKE', 'MEETING HOUSE', and 'BURIAL GROUND'.
- 1. Water conveyance and stormwater management*
 - 2. Stream daylighting*
 - 3. Meaningful open space*
 - 4. Environmental improvements*
 - 5. Placemaking*
 - 6. Expanded pedestrian experiences*
 - 7. Additional active uses / economic development*

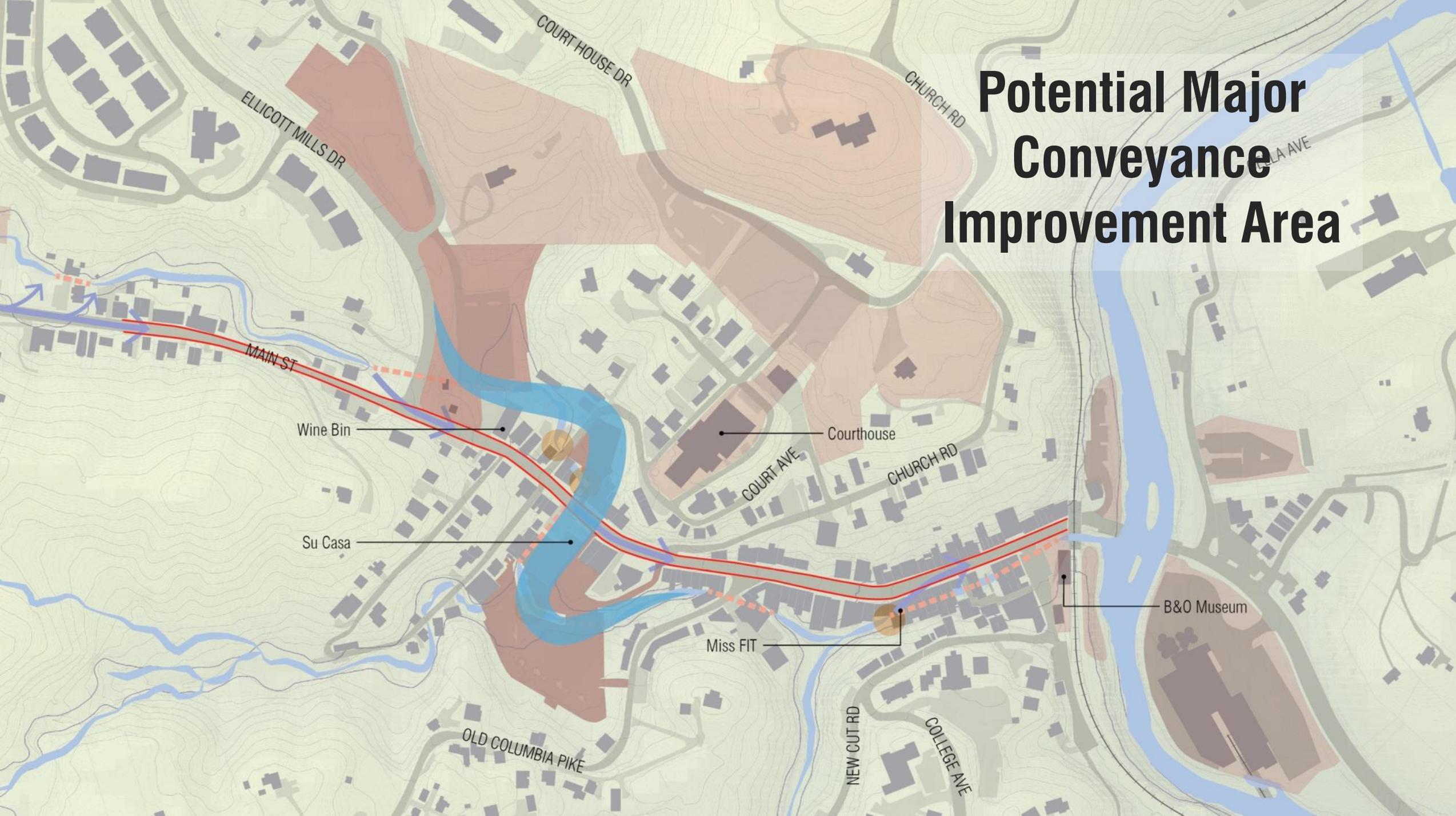


Inter-related and
require phasing
strategy

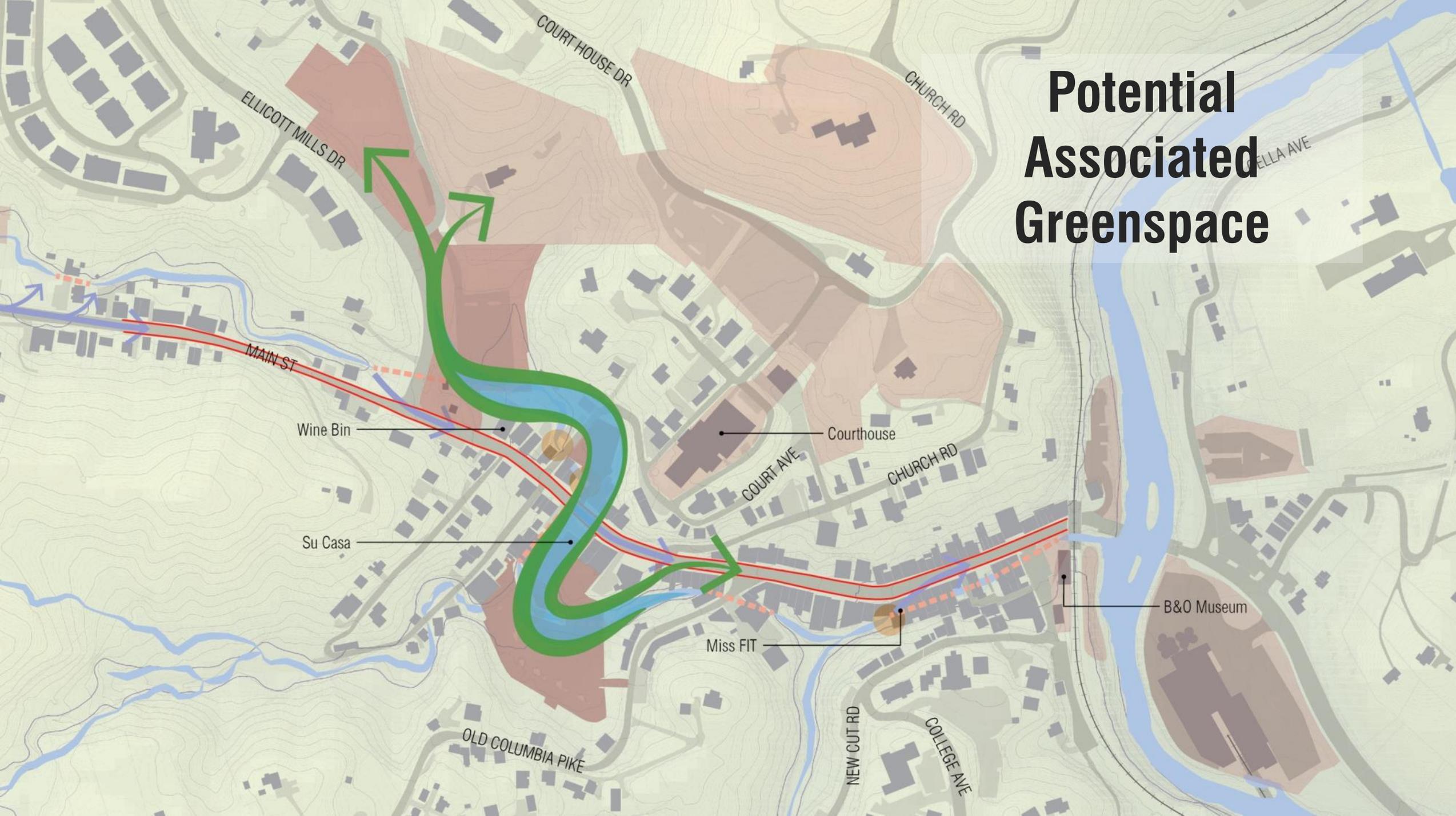
Opportunity Sites

- Wine Bin
- Su Casa
- Miss FIT
- B&O Museum

Potential Major Conveyance Improvement Area



Potential Associated Greenspace



Wine Bin

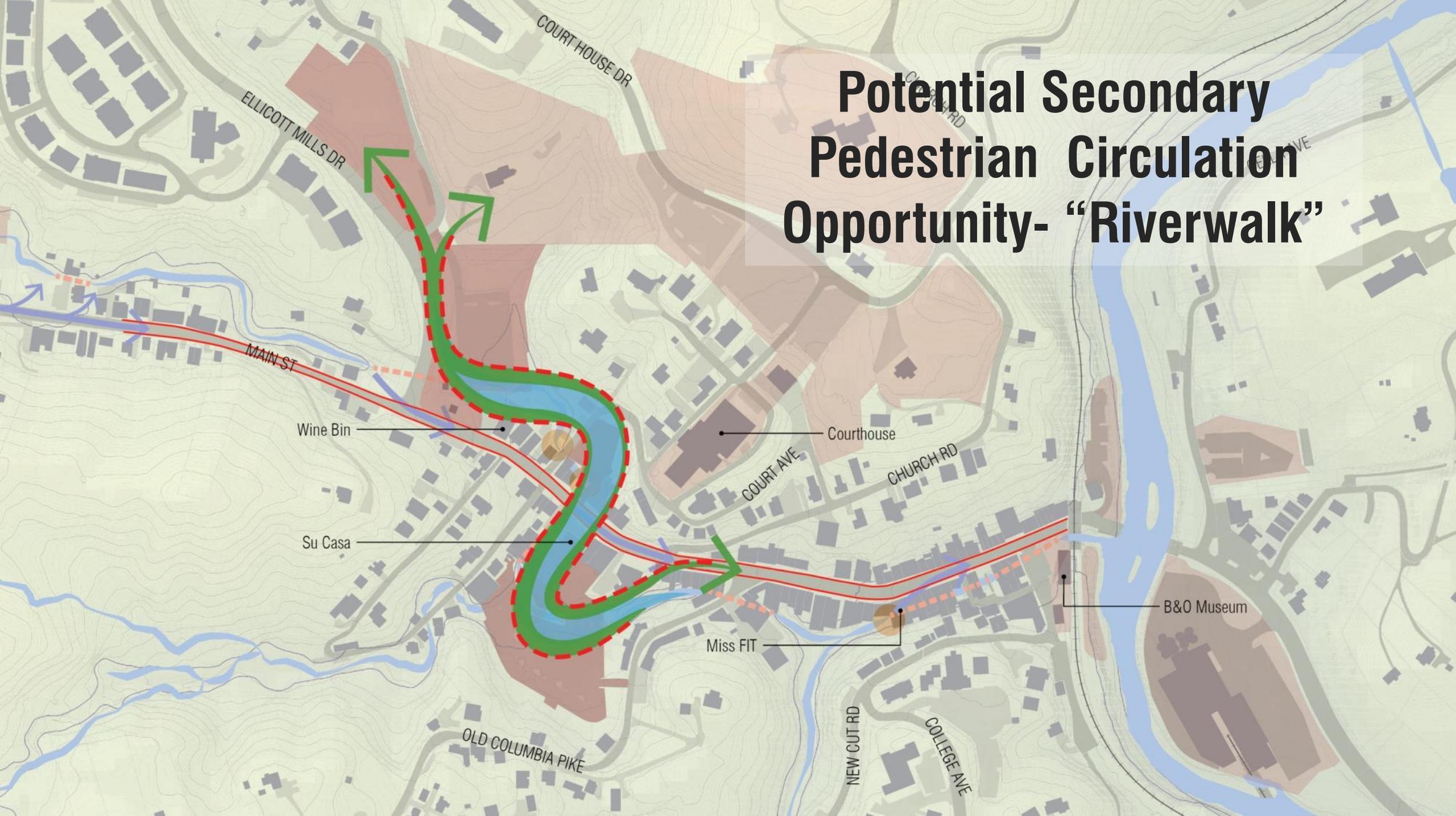
Su Casa

Miss FIT

Courthouse

B&O Museum

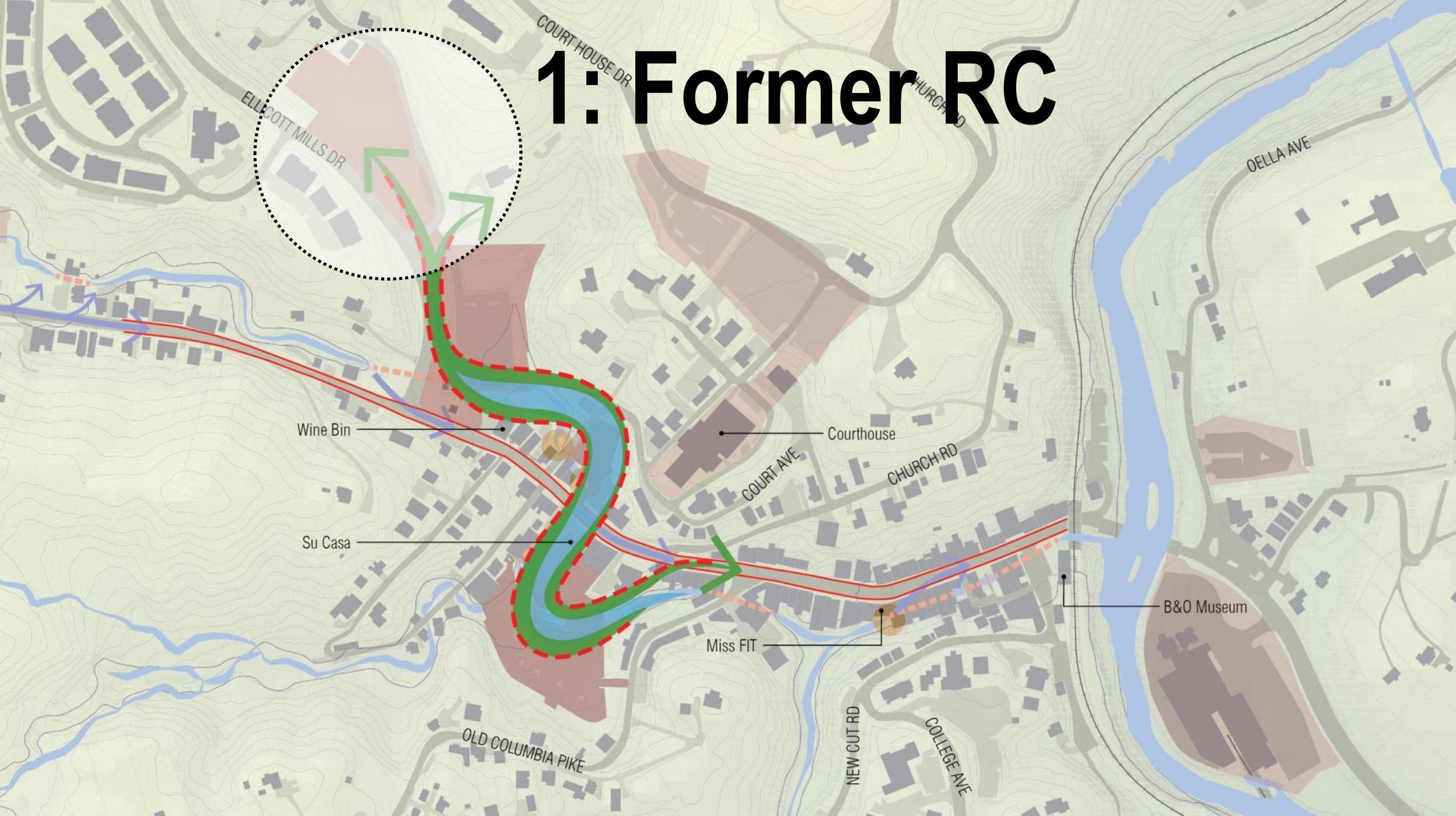
Potential Secondary Pedestrian Circulation Opportunity- "Riverwalk"

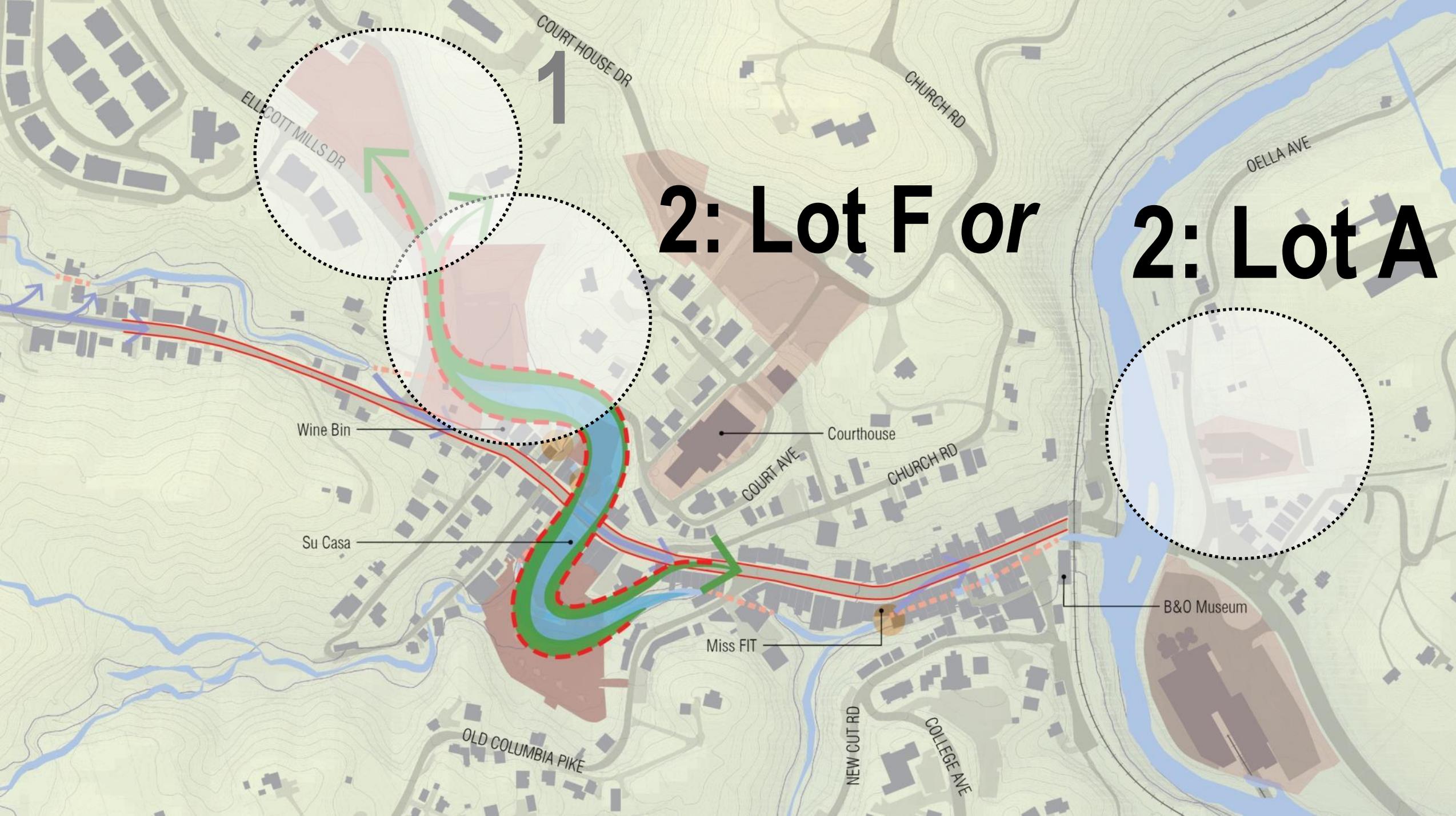




***What needs to
happen first?***

1: Former RC

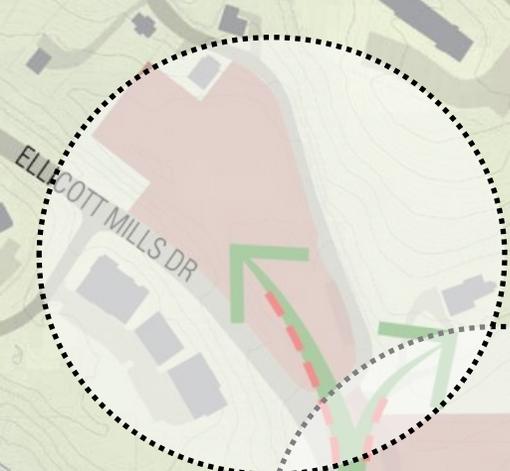




1

2: Lot F or

2: Lot A



COURT HOUSE DR

CHURCH RD

ELLECOTT MILLS DR

OELLA AVE

Wine Bin

Courthouse

COURT AVE

CHURCH RD

Su Casa

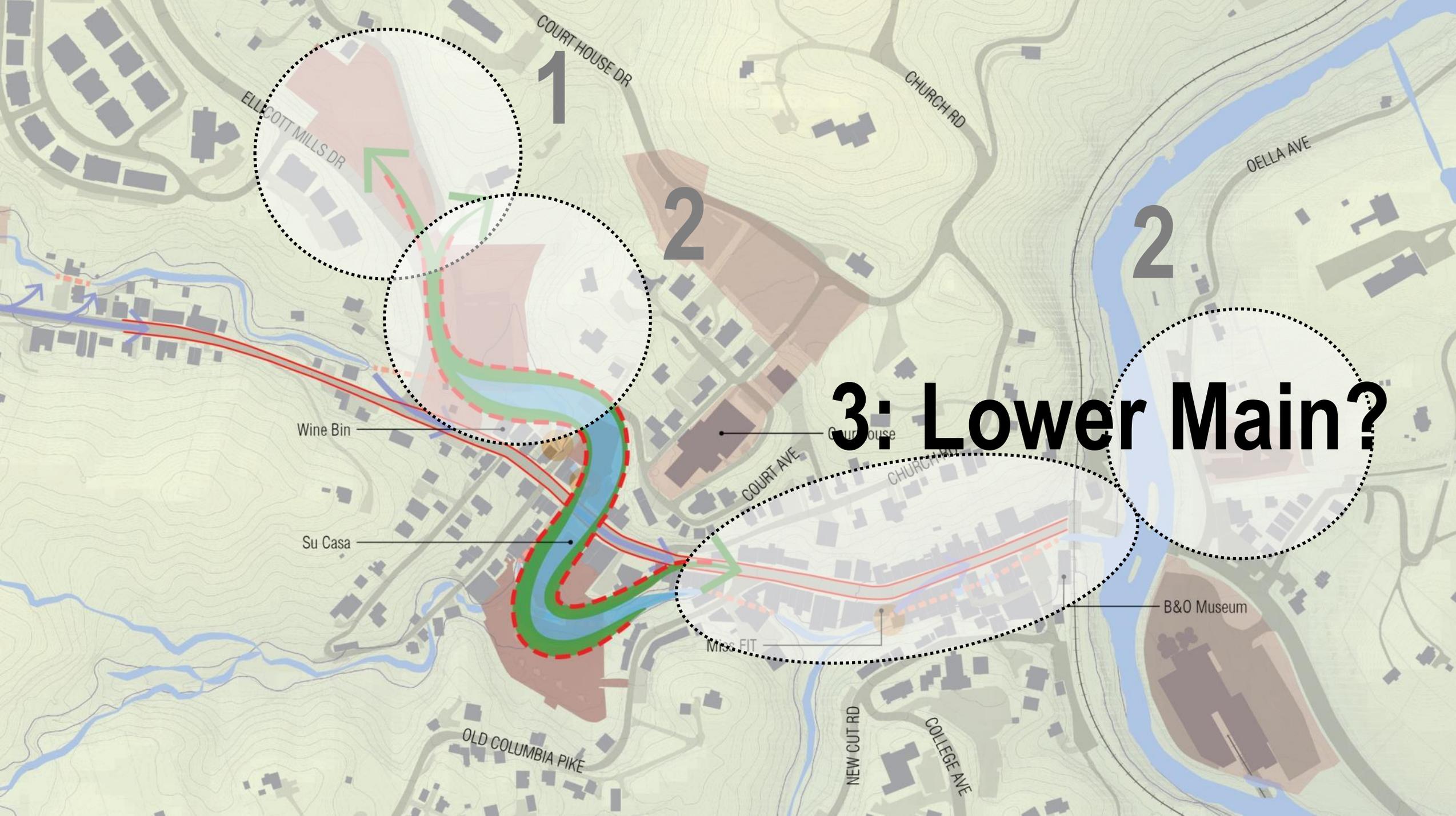
Miss FIT

B&O Museum

OLD COLUMBIA PIKE

NEW CUT RD

COLLEGE AVE



1

2

2

3: Lower Main?

ELLCOTT MILLS DR

COURT HOUSE DR

CHURCH RD

OELLA AVE

Wine Bin

Courthouse

Su Casa

COURT AVE

CHURCH RD

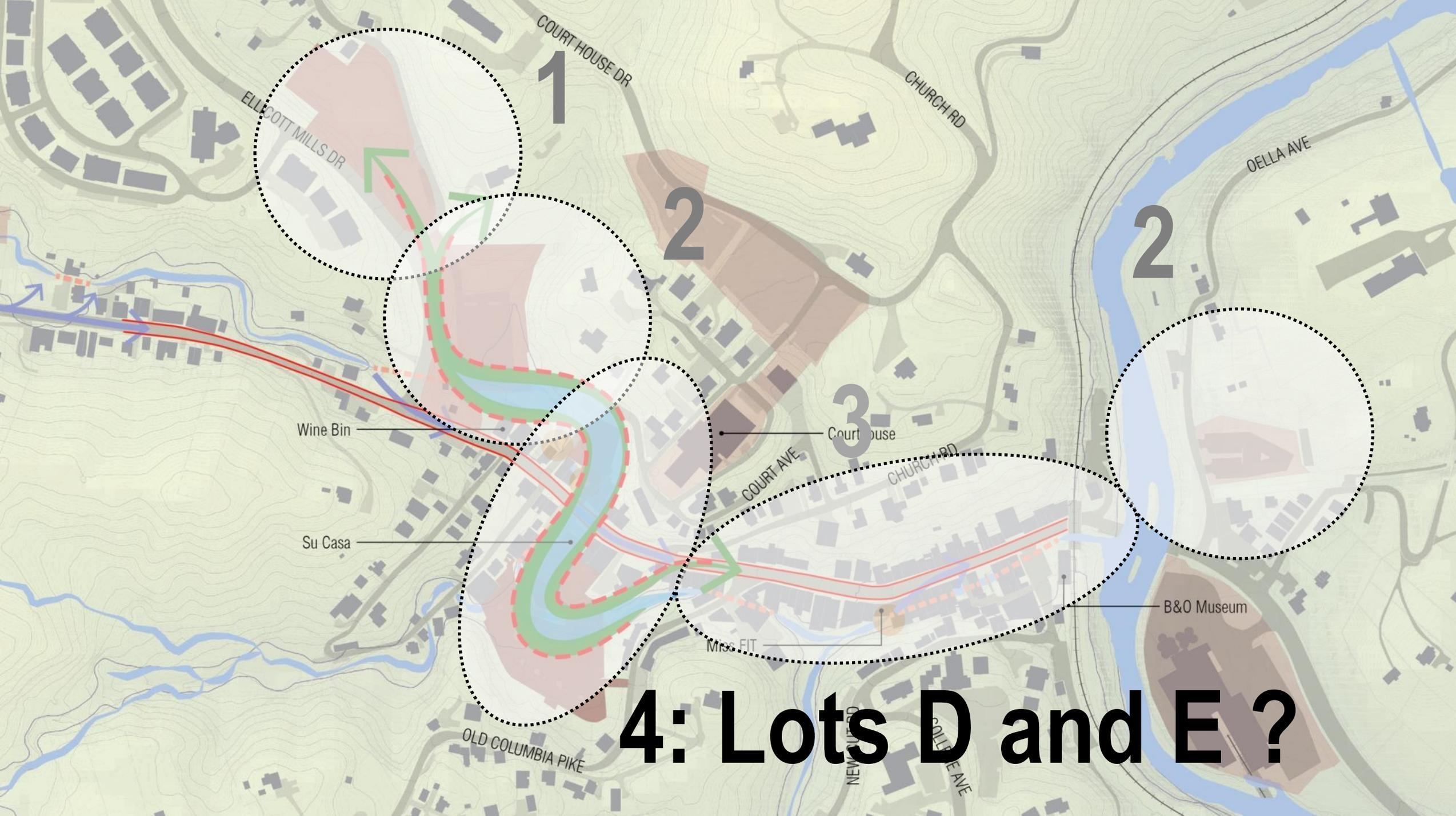
B&O Museum

MCC FIT

OLD COLUMBIA PIKE

NEW CUT RD

COLLEGE AVE



1

2

2

3

4: Lots D and E ?

ELLECOTT MILLS DR

COURT HOUSE DR

CHURCH RD

OELLA AVE

Wine Bin

Su Casa

Court House

COURT AVE

CHURCH RD

B&O Museum

MISS FIT

OLD COLUMBIA PIKE

NEW JERSEY

COLLEGE AVE



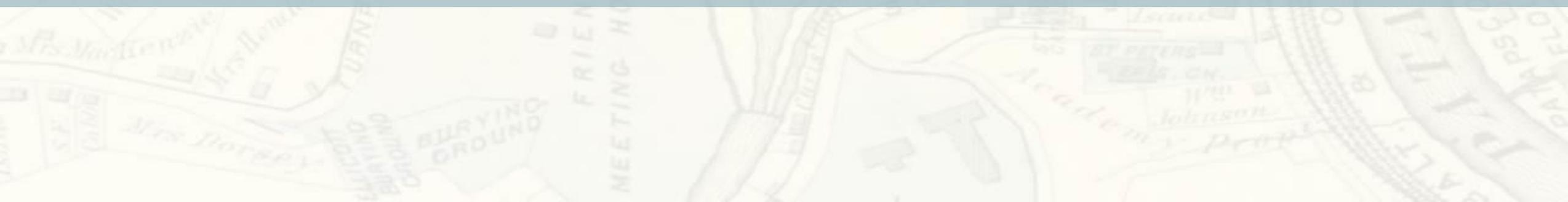
*How does that translate
site by site?*



Design Influences



FORMER ROGER CARTER | LOTS F, E AND D



Former Roger Carter (SHORT TERM)

Flex site - allows for construction of parking deck in other location

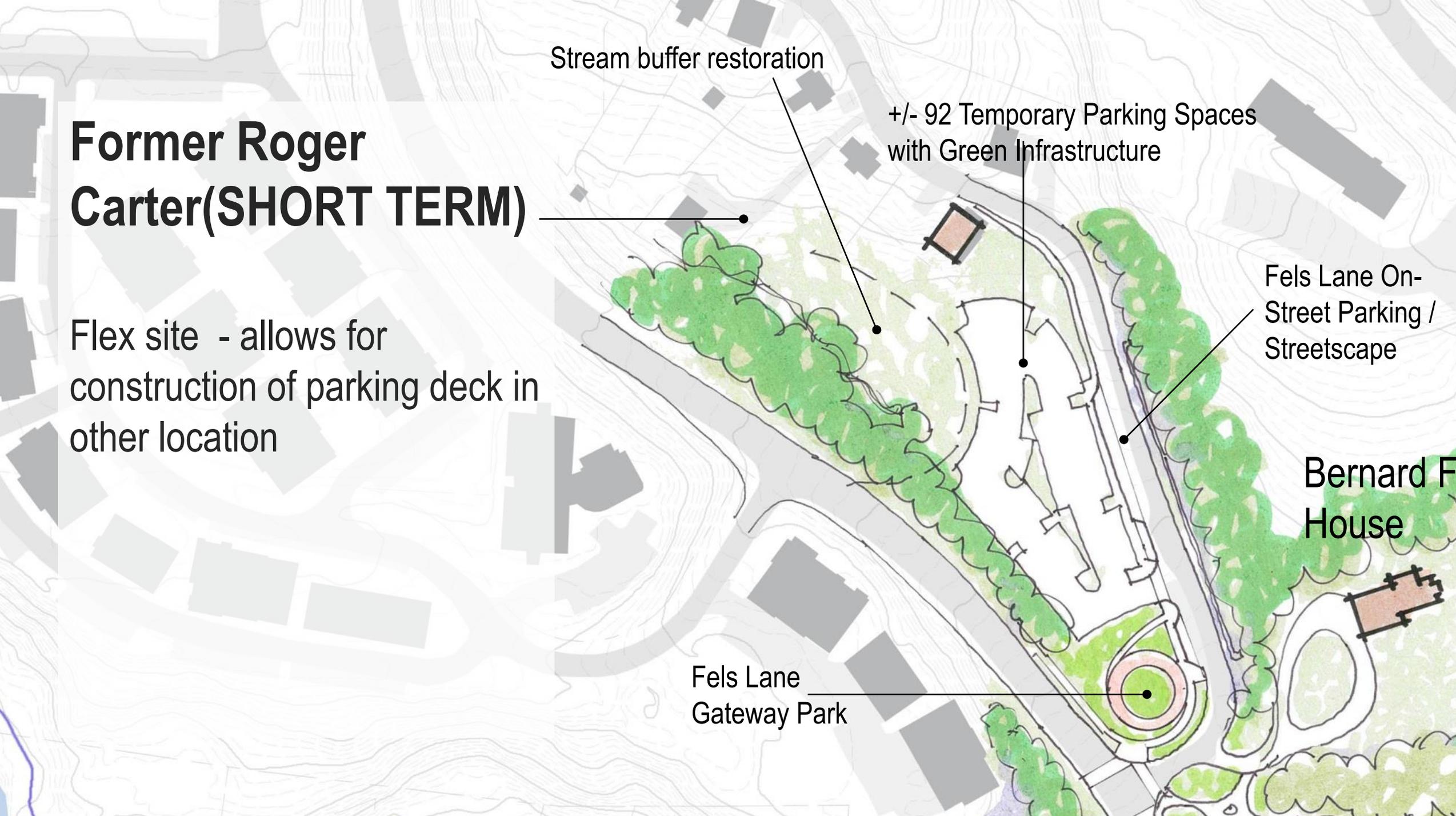
Stream buffer restoration

+/- 92 Temporary Parking Spaces with Green Infrastructure

Fels Lane On-Street Parking / Streetscape

Bernard F House

Fels Lane Gateway Park



Former Roger Carter (LONG TERM)

Potential underground water storage and park/event space

Park / Event Space /
Underground SWM

Fels Lane On-
Street Parking /
Streetscape

Bernard F.
House

Fels Lane
Gateway Park



Lot F (Option 1)

Parking deck with arts/studio space (existing parking lot footprint)



Bernard Fort House

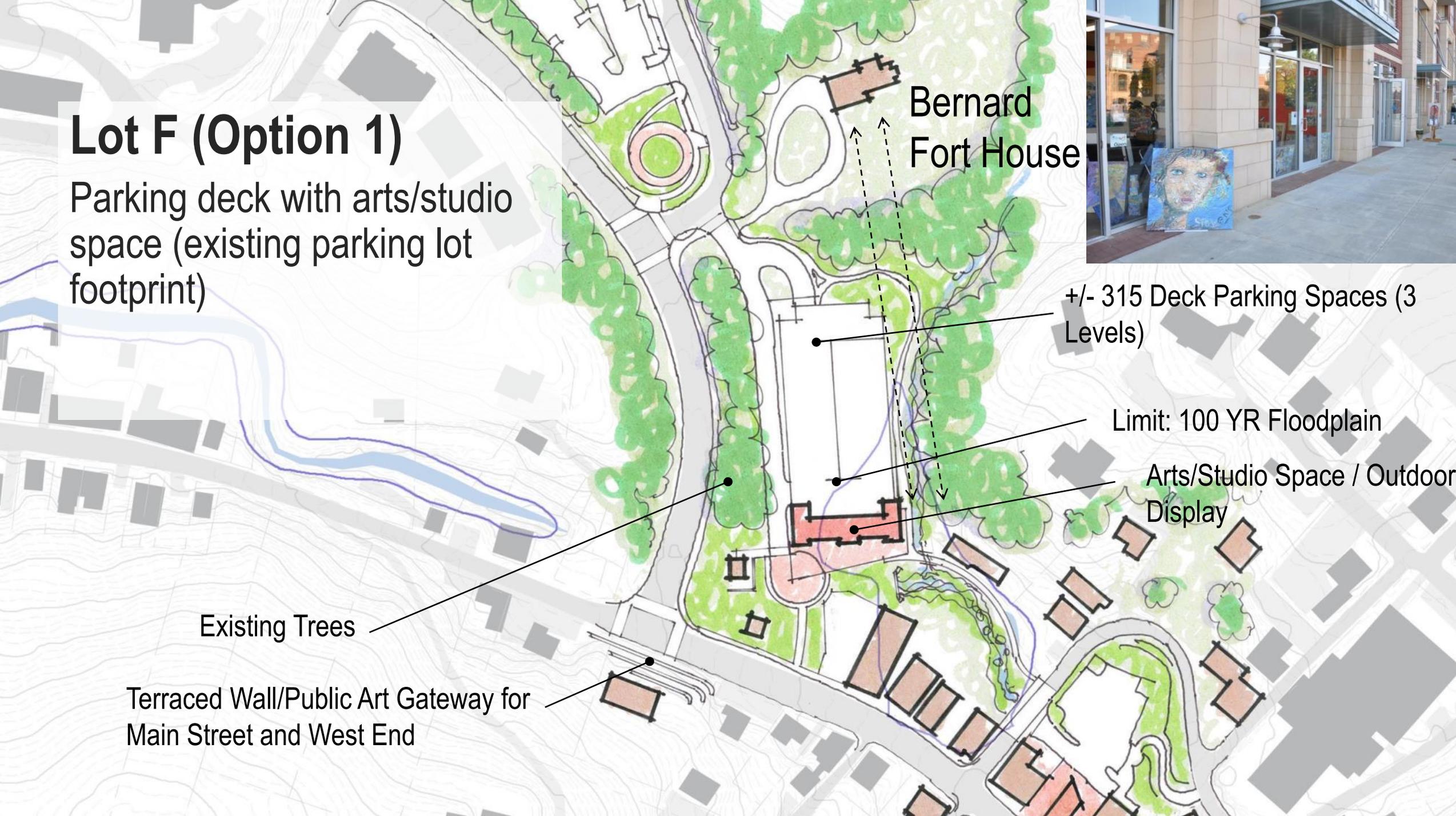
+/- 315 Deck Parking Spaces (3 Levels)

Limit: 100 YR Floodplain

Arts/Studio Space / Outdoor Display

Existing Trees

Terraced Wall/Public Art Gateway for Main Street and West End



Lot F (Option 2)

Parking deck with arts/studio space (shifted out of floodplain)

Bernard Fort House

+/- 275 Deck Parking Spaces (3 Levels) / Potential Green Wall

Expanded Stream Restoration Area/SWM

Limit: 100 YR Floodplain

Arts/Studio Space / Outdoor Display

Terraced Wall/Public Art Gateway for Main Street and West End



Lot F (Option 3)

Parking deck with arts/studio space and wrapped with active uses

Bernard Fort House

+/- 315 Deck Parking Spaces (3 Levels) / Potential Green Wall

Expanded Stream Restoration Area/SWM

Limit: 100 YR Floodplain

Arts/Studio Space / Outdoor Display

Potential Active Uses (Residential?)

Terraced Wall/Public Art Gateway for Main Street and West End



Lot F (Option 4)

Surface parking lot expanded to the north (Rec and Park Concept)

Bernard Fort House

6 Additional Parking Spaces Proposed (101 Total)

Limit: 100 YR Floodplain

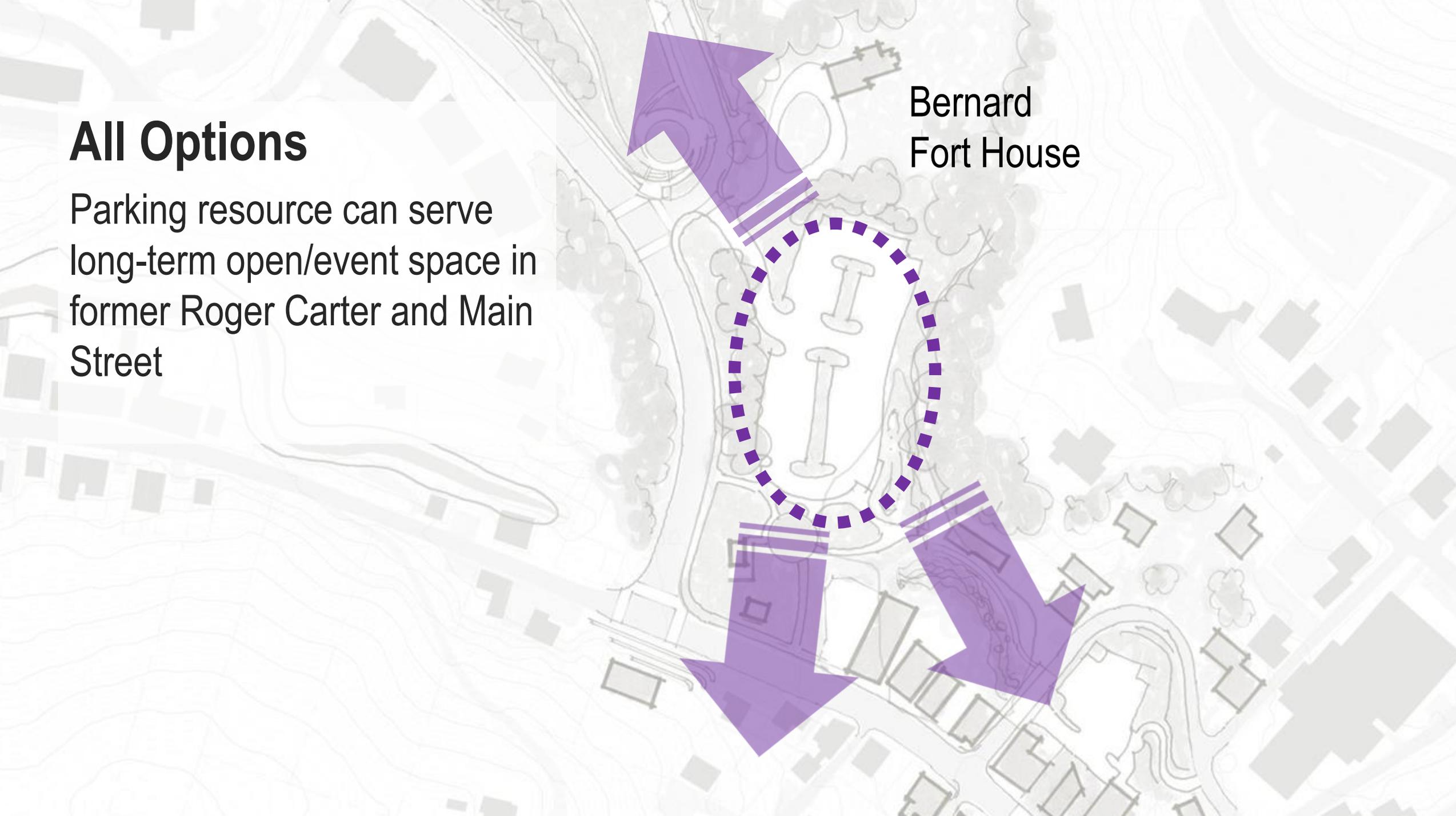
Terraced Wall/Public Art Gateway for Main Street and West End



All Options

Parking resource can serve long-term open/event space in former Roger Carter and Main Street

Bernard
Fort House



Lots E and D (Option 1)

Stream amenity and surface parking

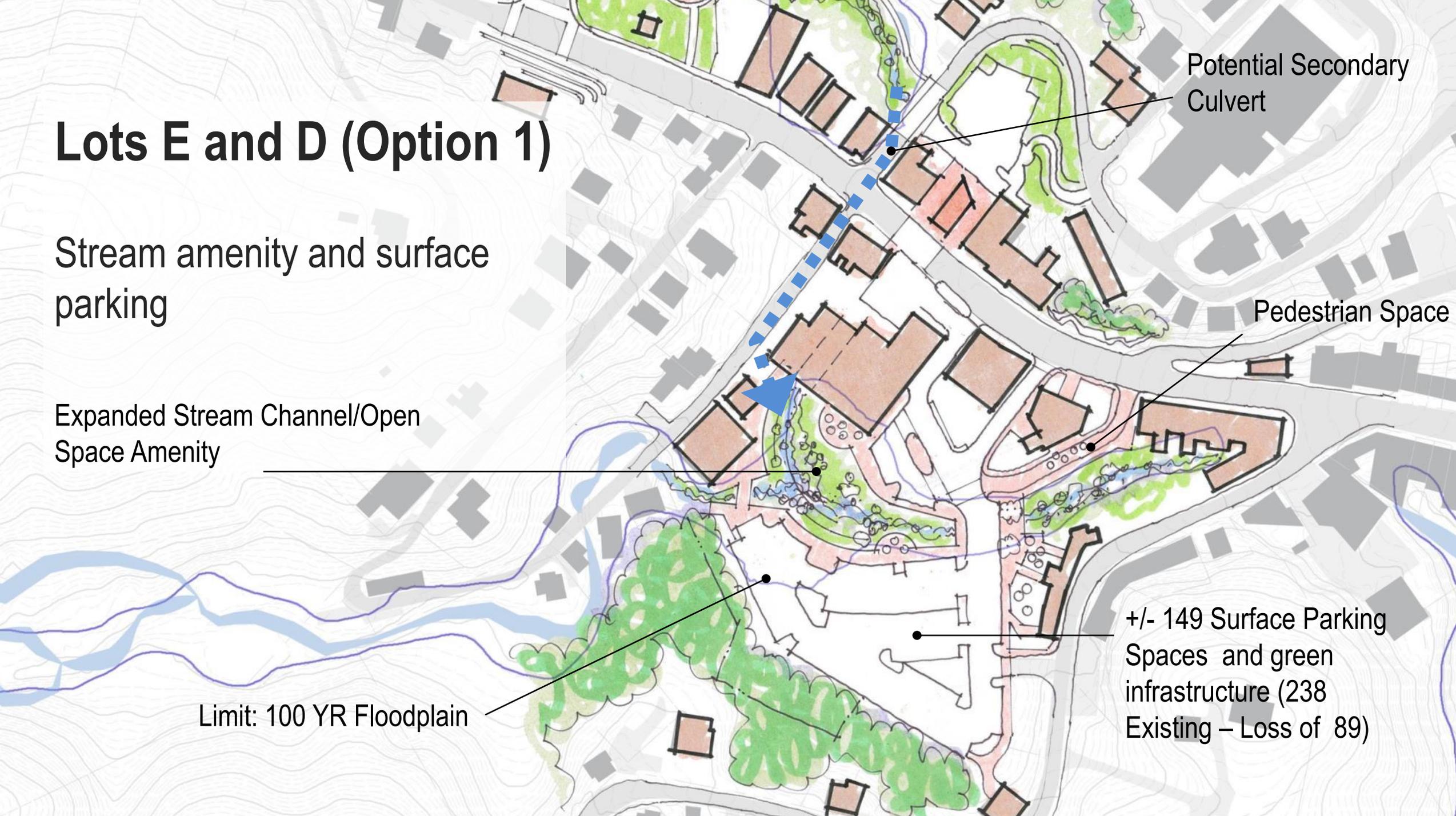
Expanded Stream Channel/Open Space Amenity

Limit: 100 YR Floodplain

Potential Secondary Culvert

Pedestrian Space

+/- 149 Surface Parking Spaces and green infrastructure (238 Existing – Loss of 89)

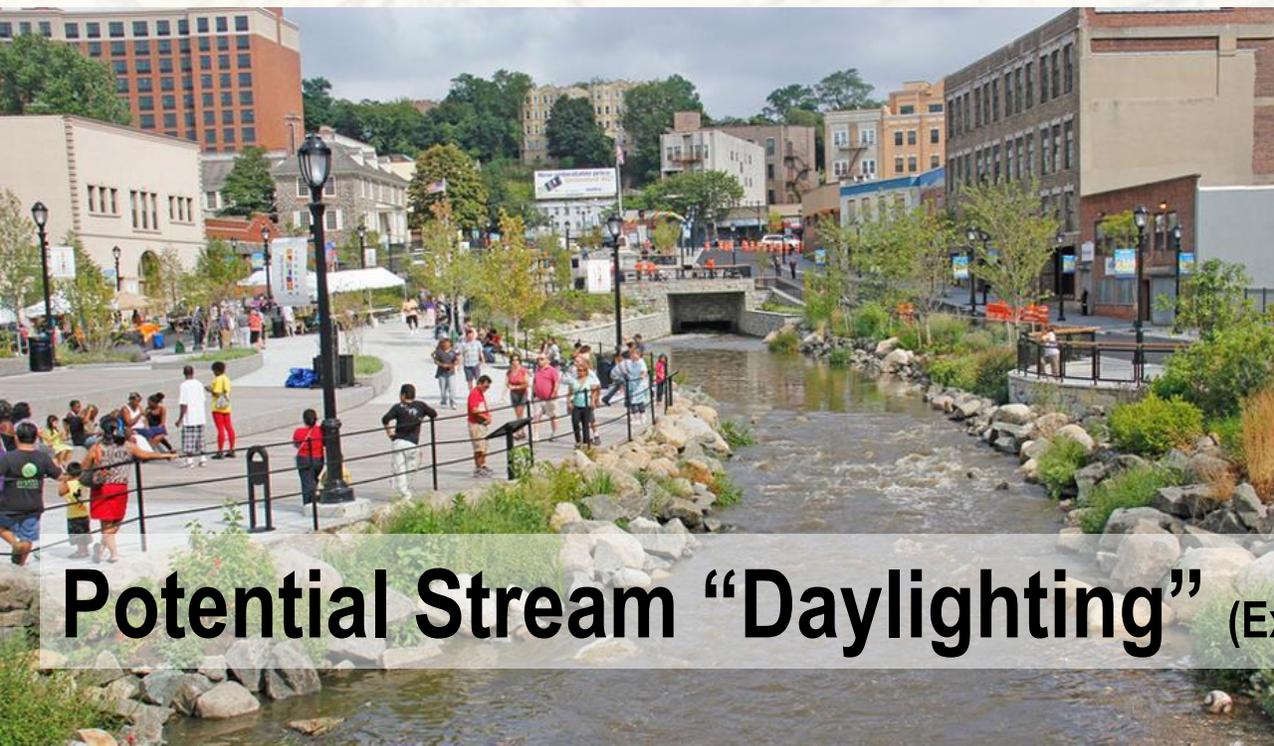






Potential Stream “Daylighting”

(Example: Saw Mill River /Larking Plaza; Yonkers, NY)



Potential Stream "Daylighting"

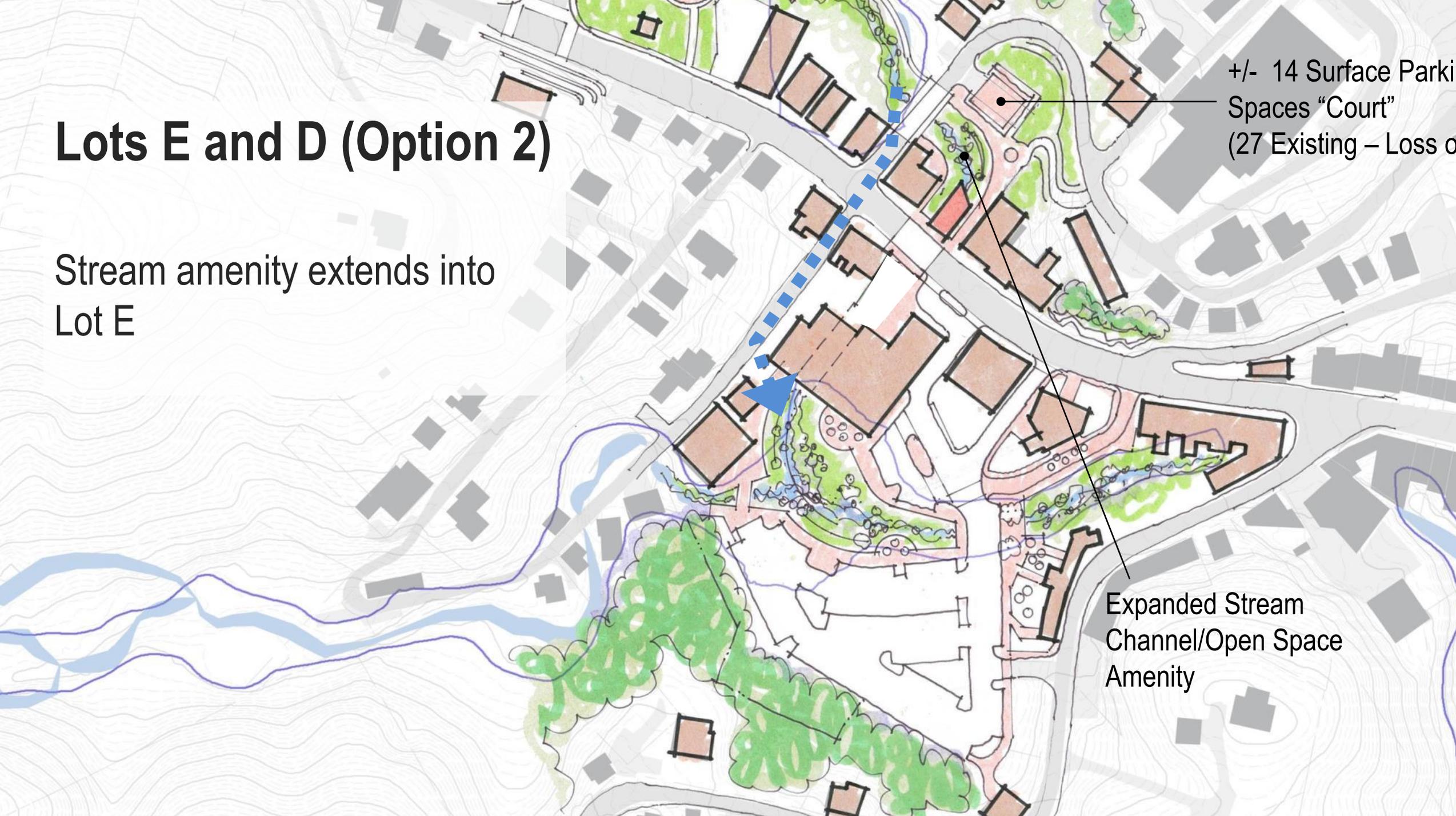
(Example: Saw Mill River /Larking Plaza; Yonkers, NY)

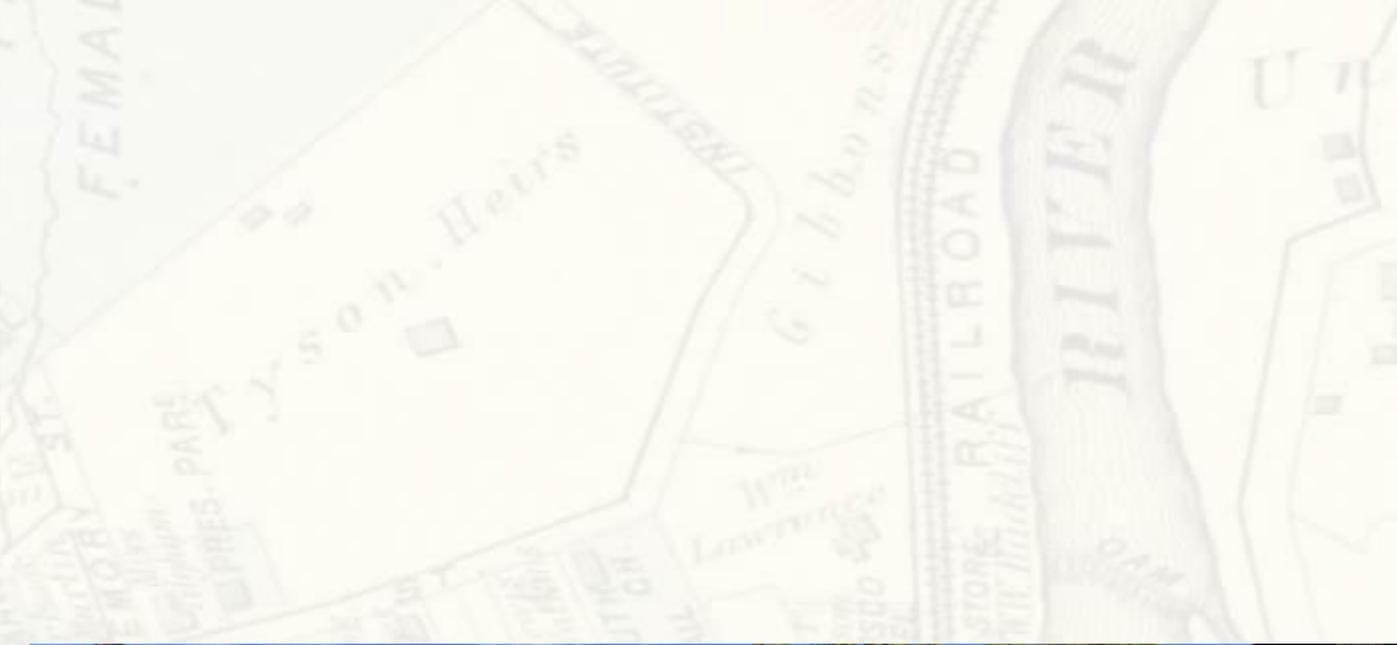
Lots E and D (Option 2)

Stream amenity extends into Lot E

+/- 14 Surface Parking Spaces "Court"
(27 Existing - Loss of 13)

Expanded Stream Channel/Open Space Amenity



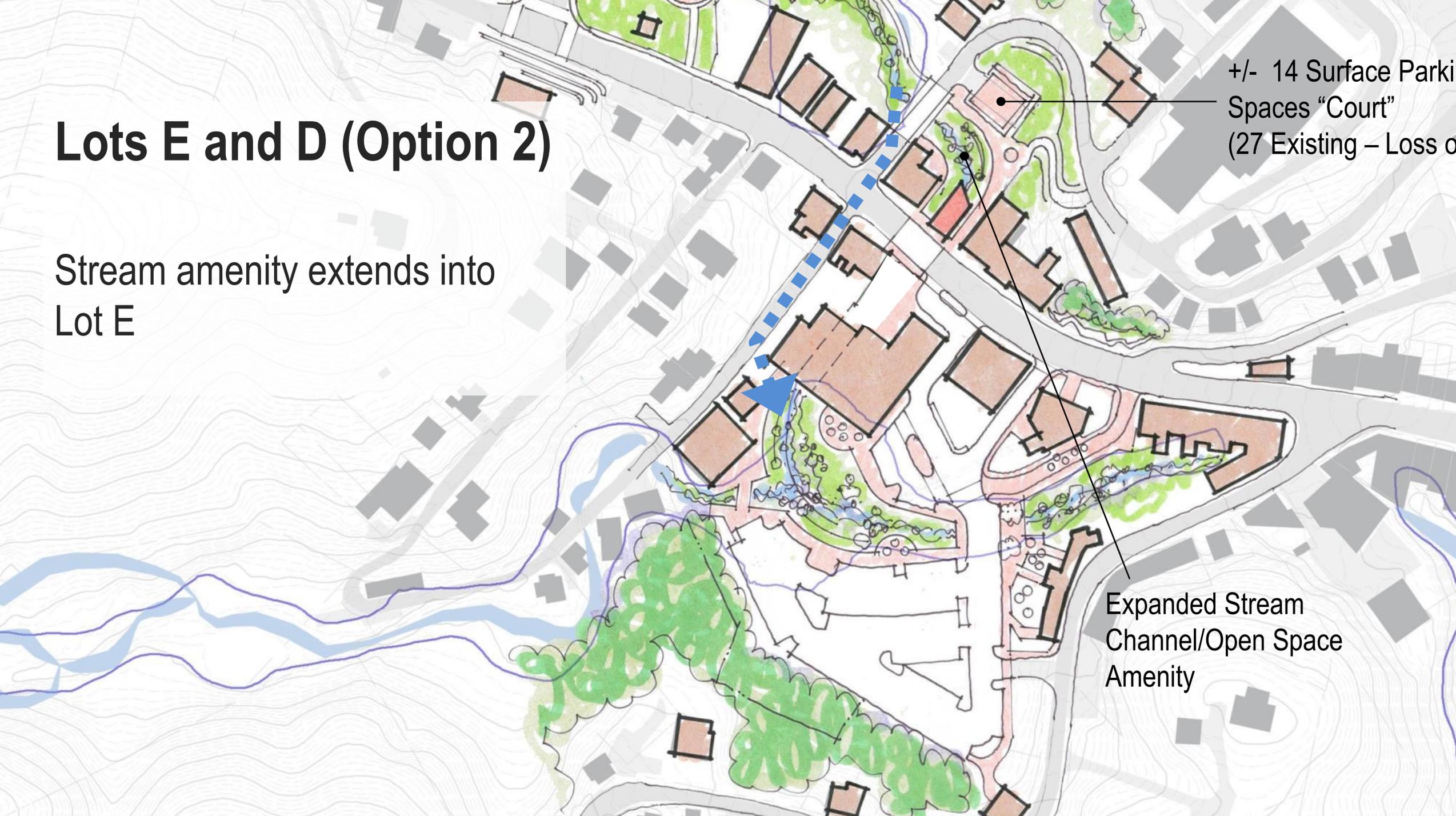


Lots E and D (Option 2)

Stream amenity extends into Lot E

+/- 14 Surface Parking Spaces "Court"
(27 Existing - Loss of 13)

Expanded Stream Channel/Open Space Amenity



Lots E and D (Option 3 / Future Phase)

Deck with wrapped active uses

Put back in the version with the deck

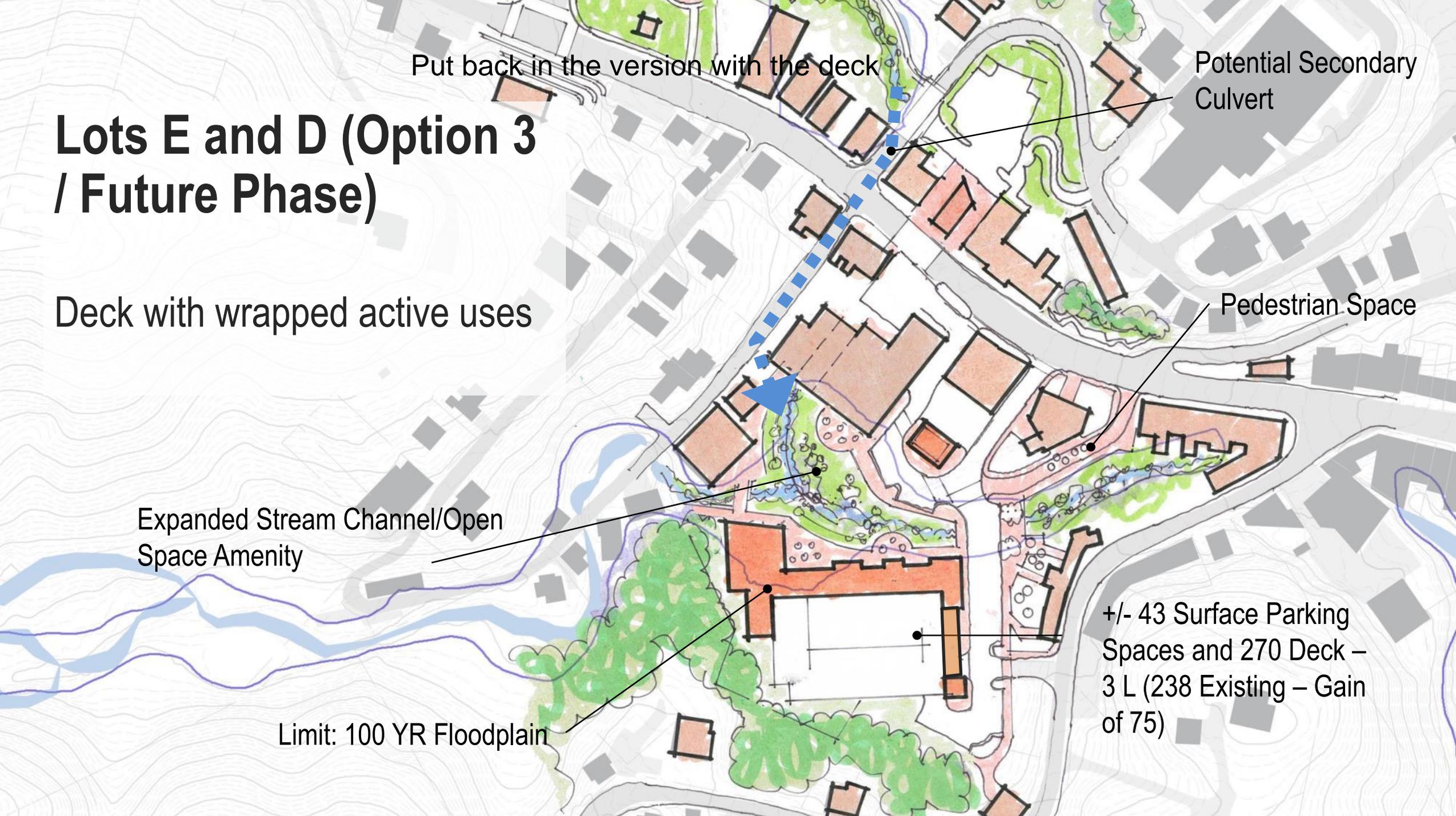
Potential Secondary Culvert

Pedestrian Space

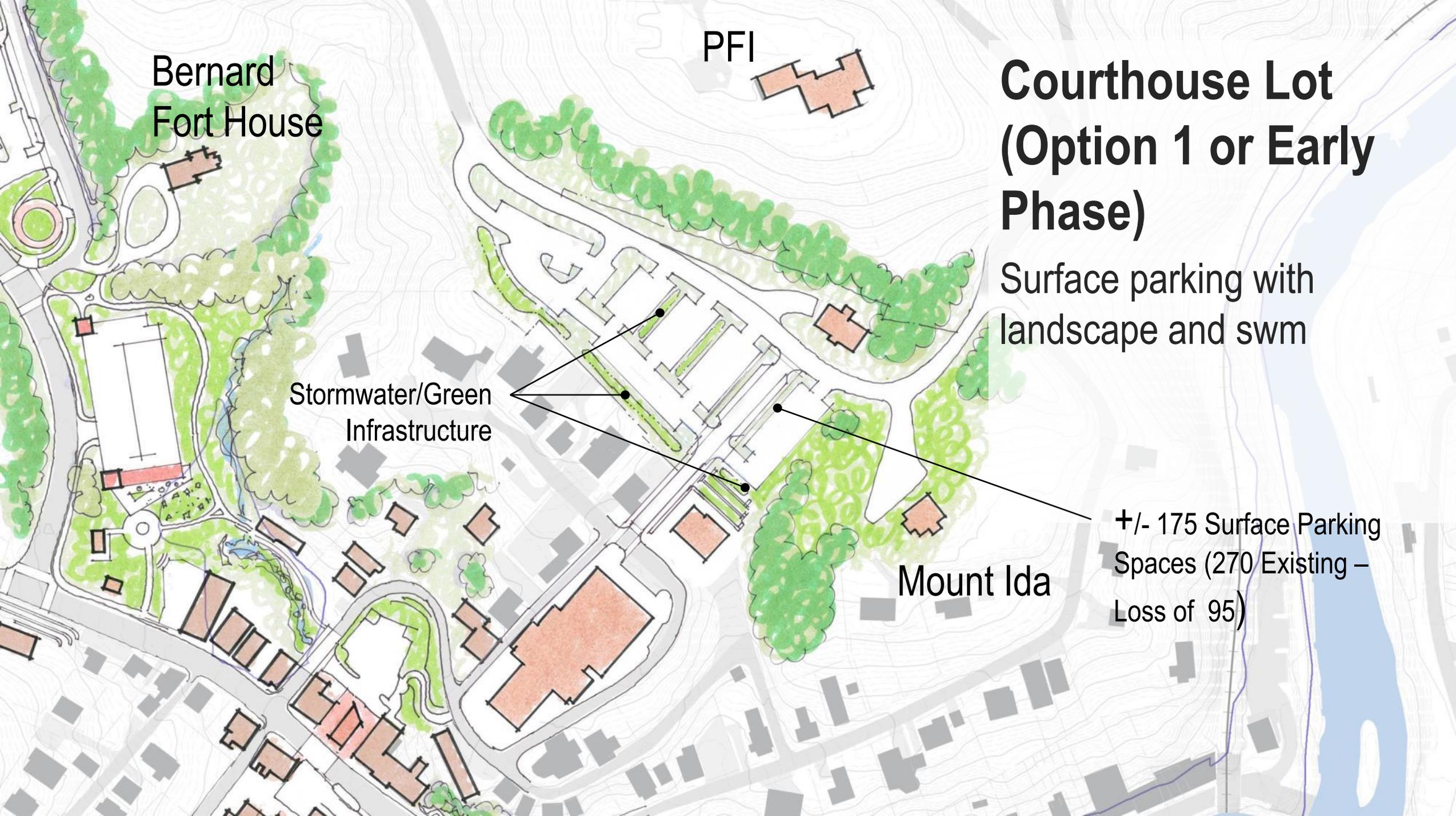
Expanded Stream Channel/Open Space Amenity

Limit: 100 YR Floodplain

+/- 43 Surface Parking Spaces and 270 Deck – 3 L (238 Existing – Gain of 75)







Bernard
Fort House

PFI

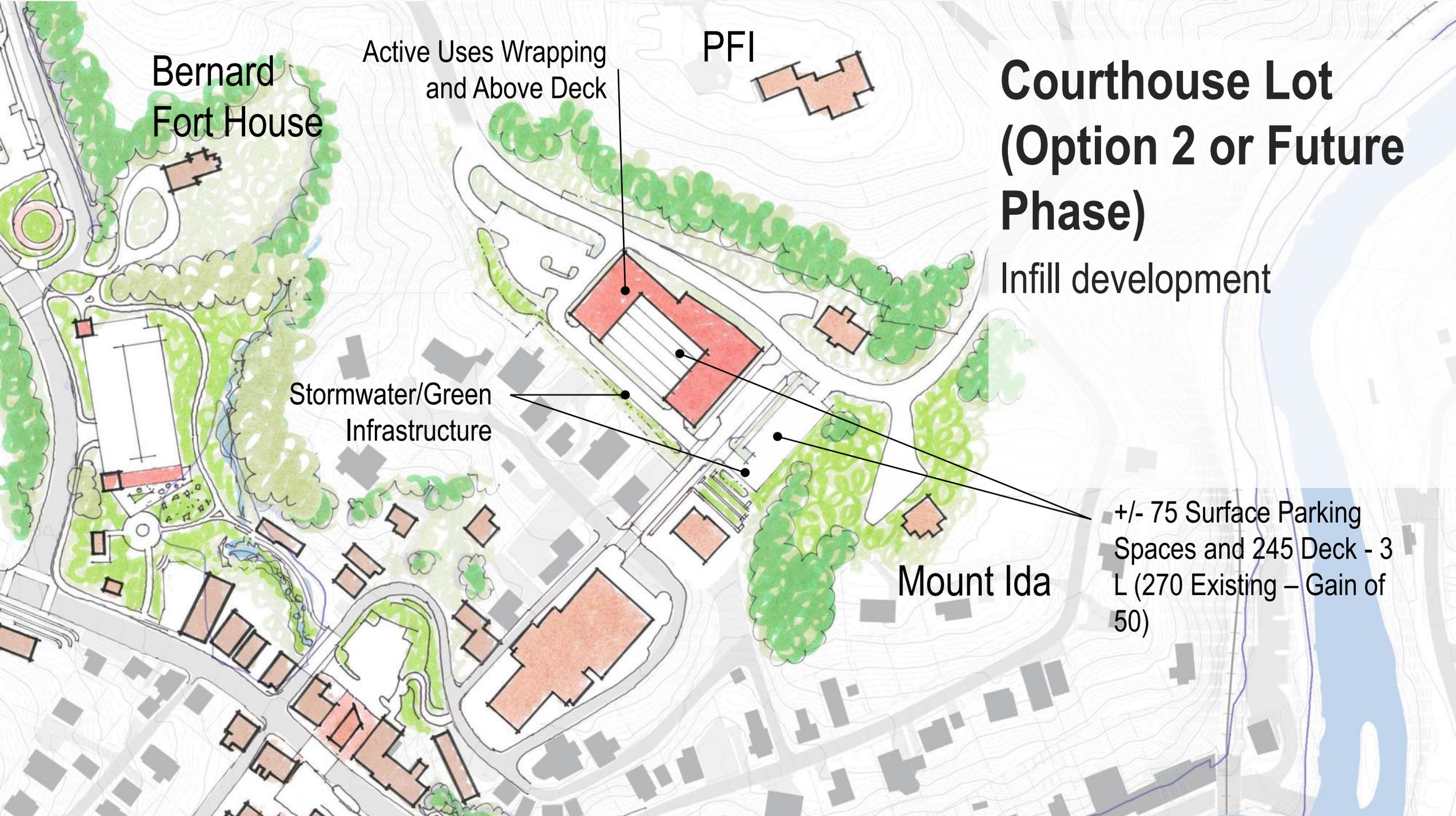
**Courthouse Lot
(Option 1 or Early
Phase)**

Surface parking with
landscape and swm

Stormwater/Green
Infrastructure

Mount Ida

+/- 175 Surface Parking
Spaces (270 Existing –
Loss of 95)



Bernard Fort House

Active Uses Wrapping and Above Deck

PFI

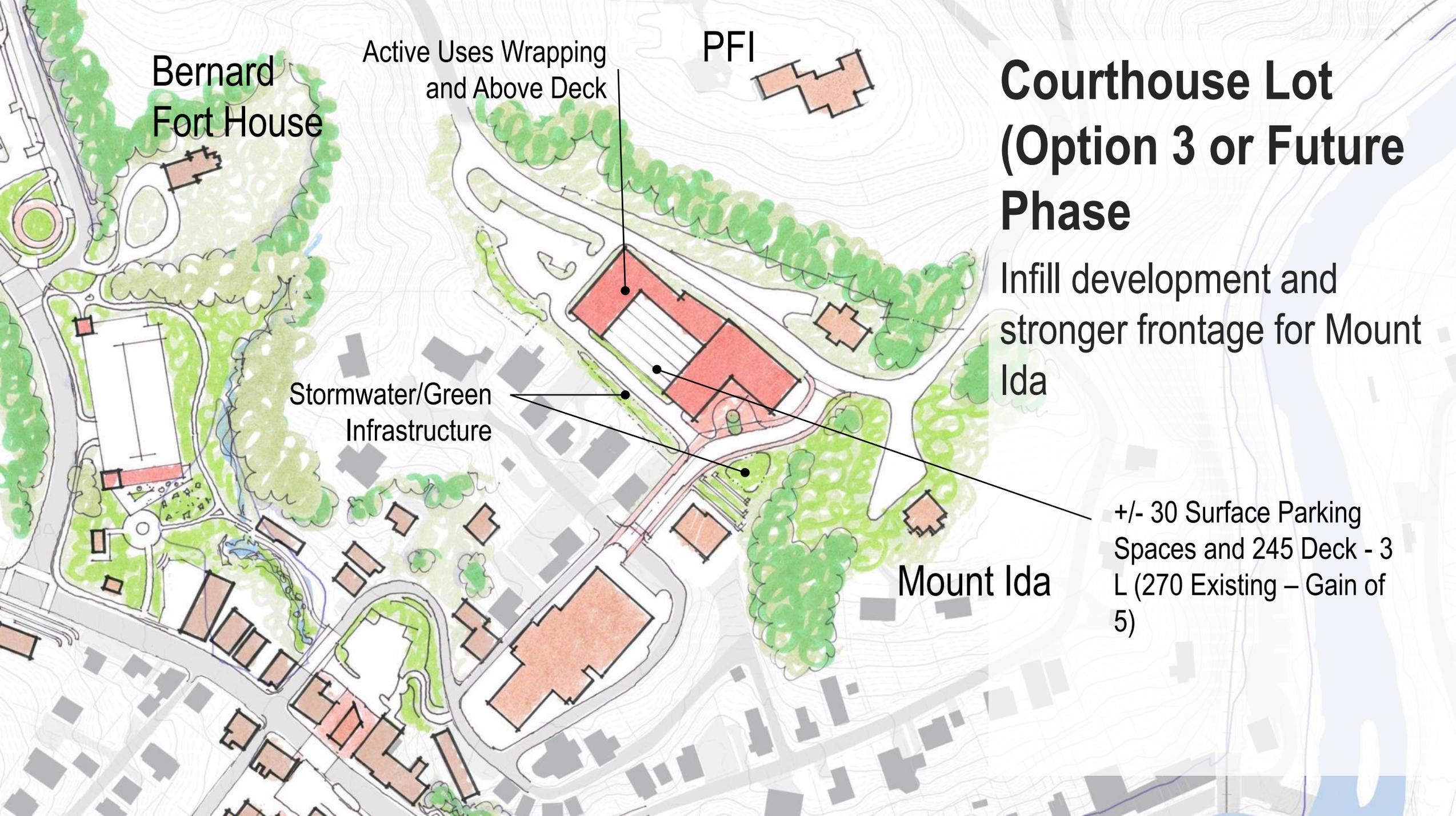
Courthouse Lot (Option 2 or Future Phase)

Infill development

Stormwater/Green Infrastructure

Mount Ida

+/- 75 Surface Parking Spaces and 245 Deck - 3 L (270 Existing - Gain of 50)



Bernard
Fort House

Active Uses Wrapping
and Above Deck

PFI

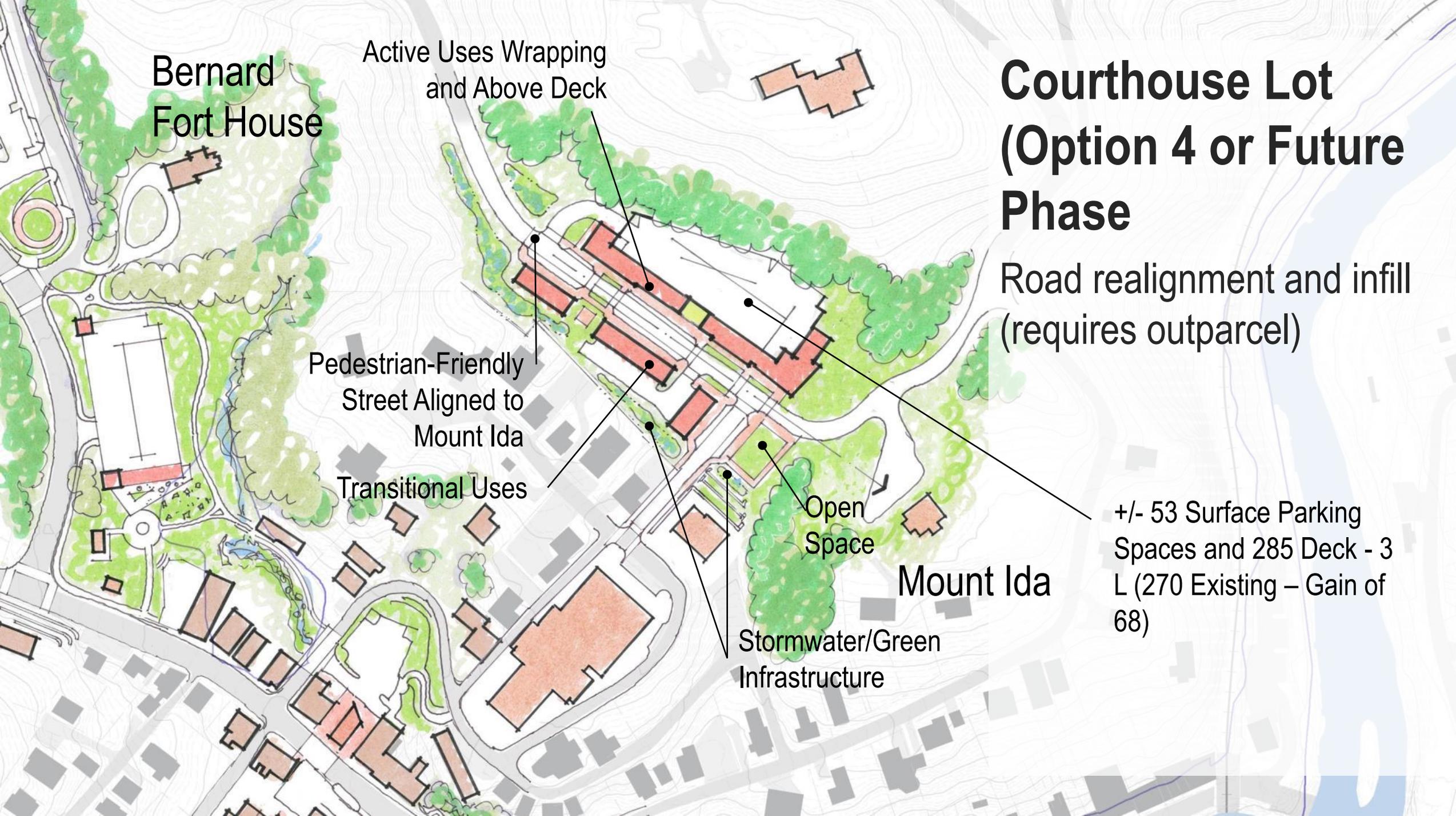
Courthouse Lot (Option 3 or Future Phase

Infill development and
stronger frontage for Mount
Ida

Stormwater/Green
Infrastructure

+/- 30 Surface Parking
Spaces and 245 Deck - 3
L (270 Existing – Gain of
5)

Mount Ida



Bernard
Fort House

Active Uses Wrapping
and Above Deck

Courthouse Lot (Option 4 or Future Phase

Road realignment and infill
(requires outparcel)

Pedestrian-Friendly
Street Aligned to
Mount Ida

Transitional Uses

Open
Space

Mount Ida

Stormwater/Green
Infrastructure

+/- 53 Surface Parking
Spaces and 285 Deck - 3
L (270 Existing – Gain of
68)

Bernard
Fort House

PFI

Courthouse Lot

Trail connection among
resources/attractions

Potential pedestrian
bridge connection
between deck and PFI

SWM

Focal point

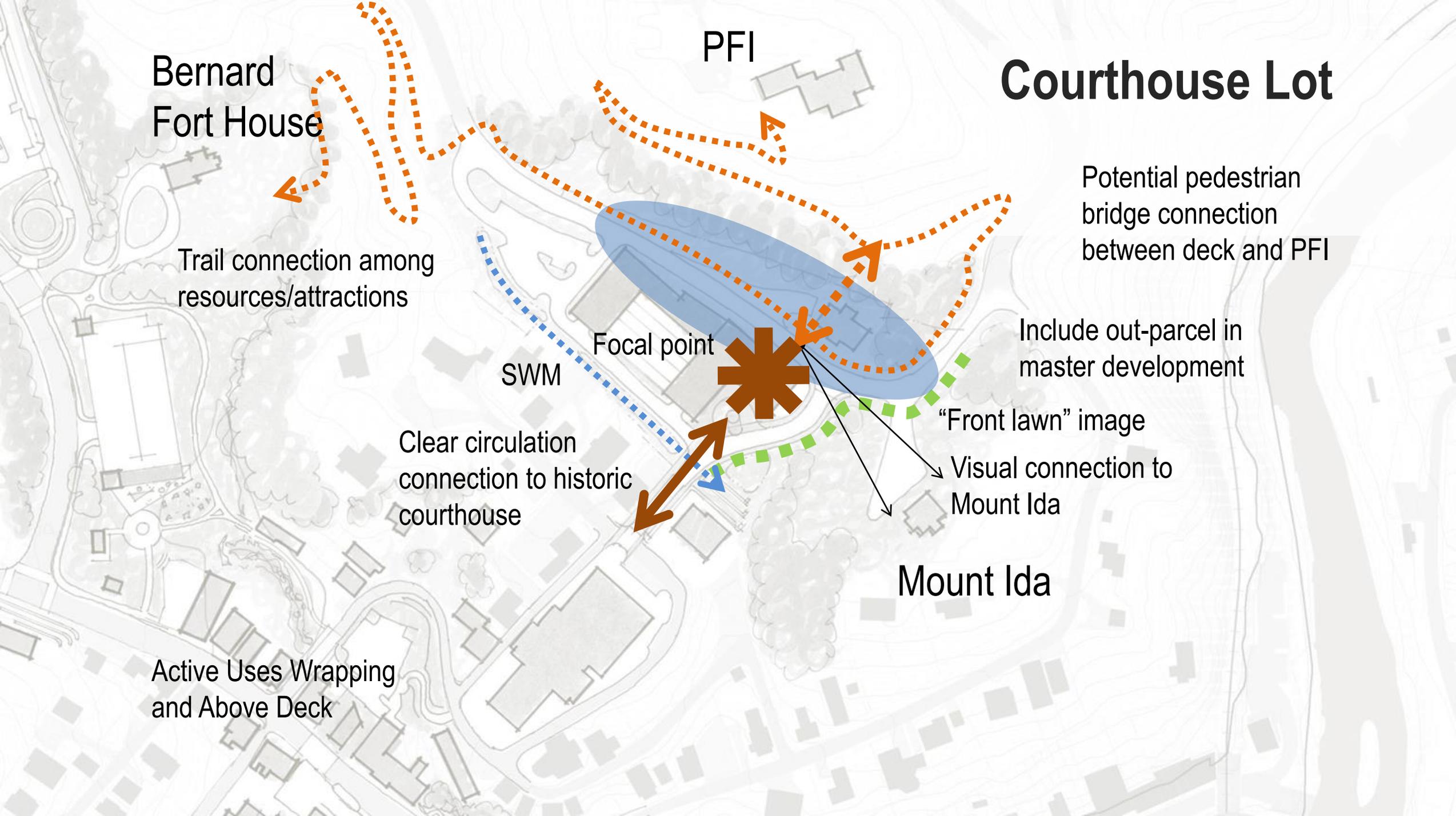
Include out-parcel in
master development

Clear circulation
connection to historic
courthouse

“Front lawn” image
Visual connection to
Mount Ida

Mount Ida

Active Uses Wrapping
and Above Deck

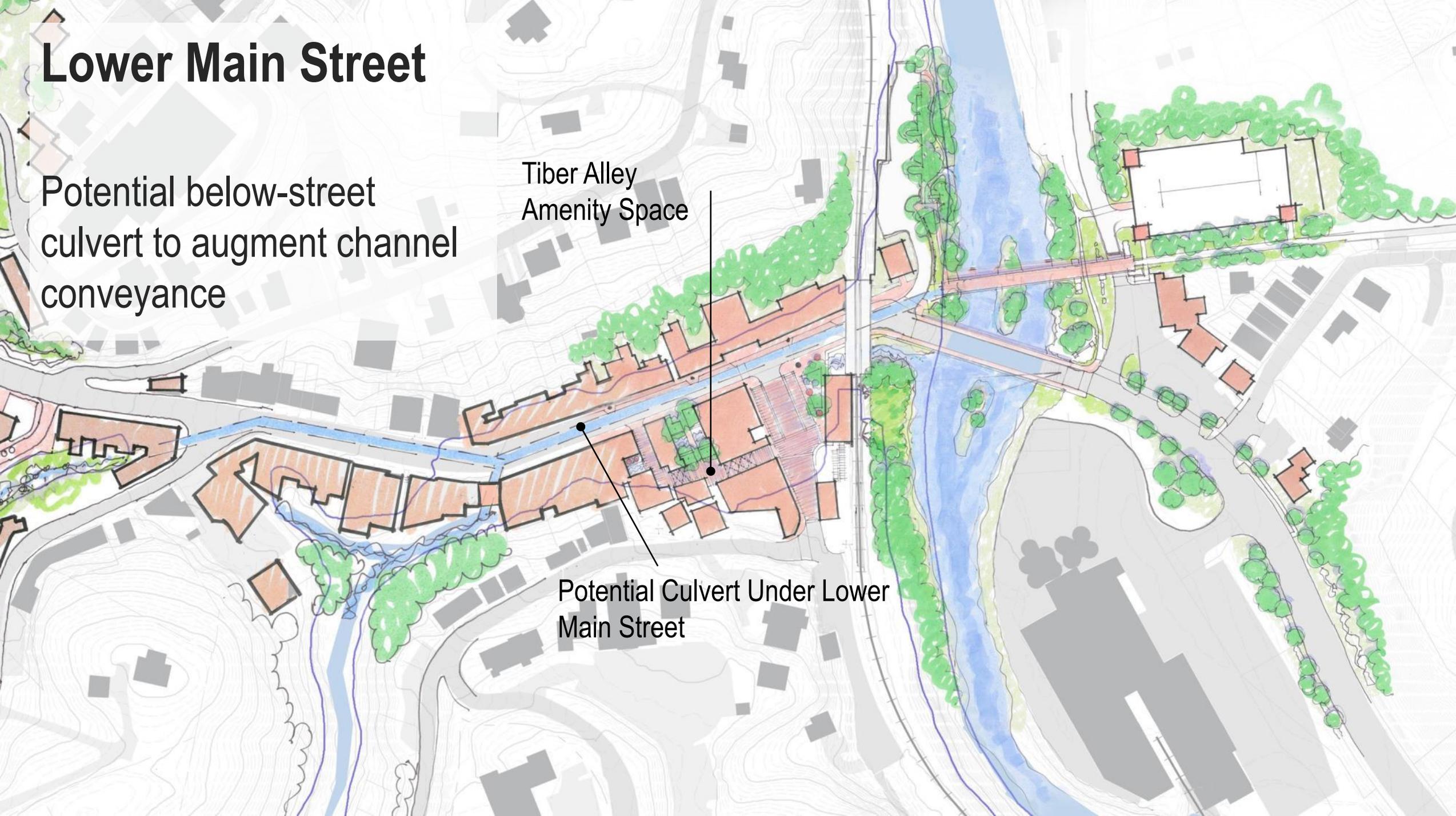


Lower Main Street

Potential below-street culvert to augment channel conveyance

Tiber Alley
Amenity Space

Potential Culvert Under Lower
Main Street



Riverfront

Partnership with Baltimore County

+/- 270 Deck Parking Spaces – 3L (76 Existing)

Pathways/Overlooks at Riverfront

Bike and Pedestrian Bridge

Preserve Long-Term Redevelopment Opportunity)

Selective Tree Limbing to Open View to B&O



Tiber Alley and B&O Plaza

String Lights in
Alley and Lower
Main

Potential Culvert Under
Lower Main Street

Bike and
Pedestrian Bridge

Moveable
Tables and
Chairs

Specialty
Paving /
Mountable Curb



Tiber Alley and B&O Plaza

Parking and Everyday Use



Parking

Service and
Loading Space

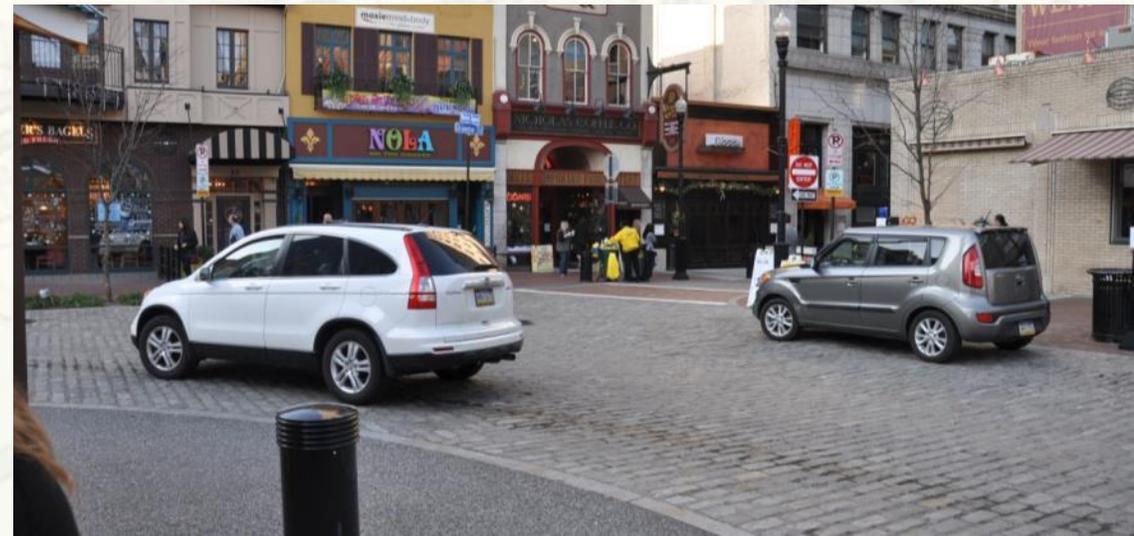
Tiber Alley and B&O Plaza

Occasional Expanded
Amenity and Event Space

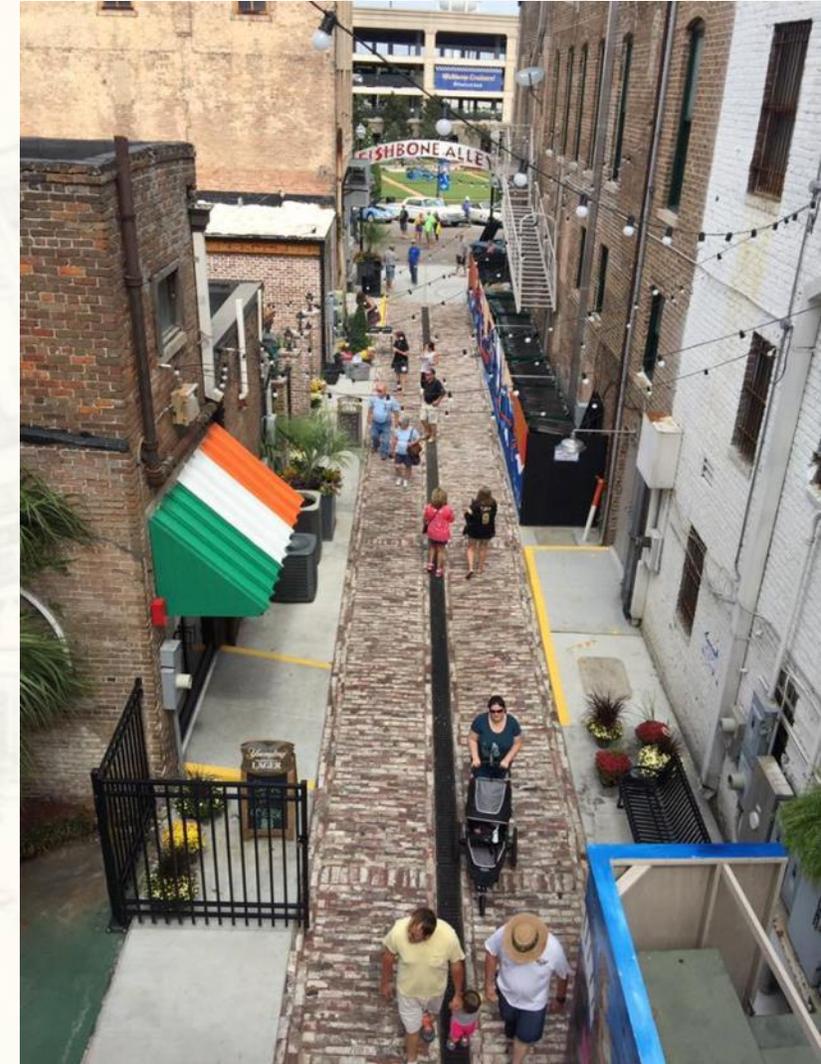


Amenity / Event
Space

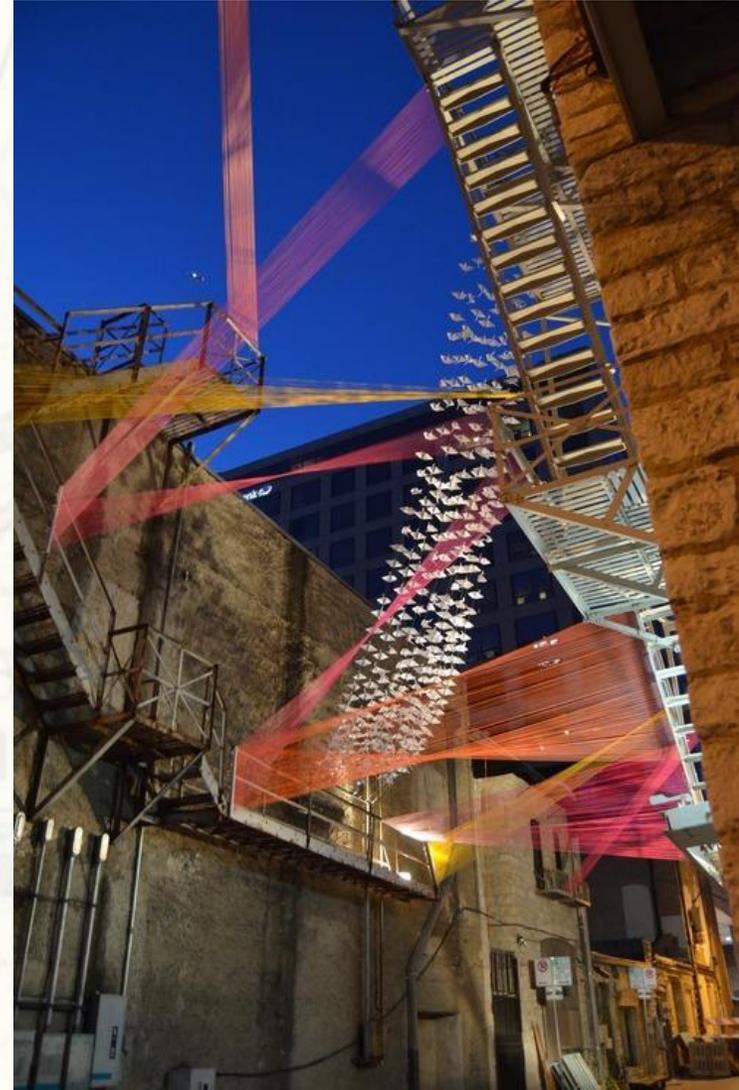
Tiber Alley and B&O Plaza



Tiber Alley



Tiber Alley



Lower Main Street



Architectural Lighting



Rock Outcrop Lighting





DISCUSSION



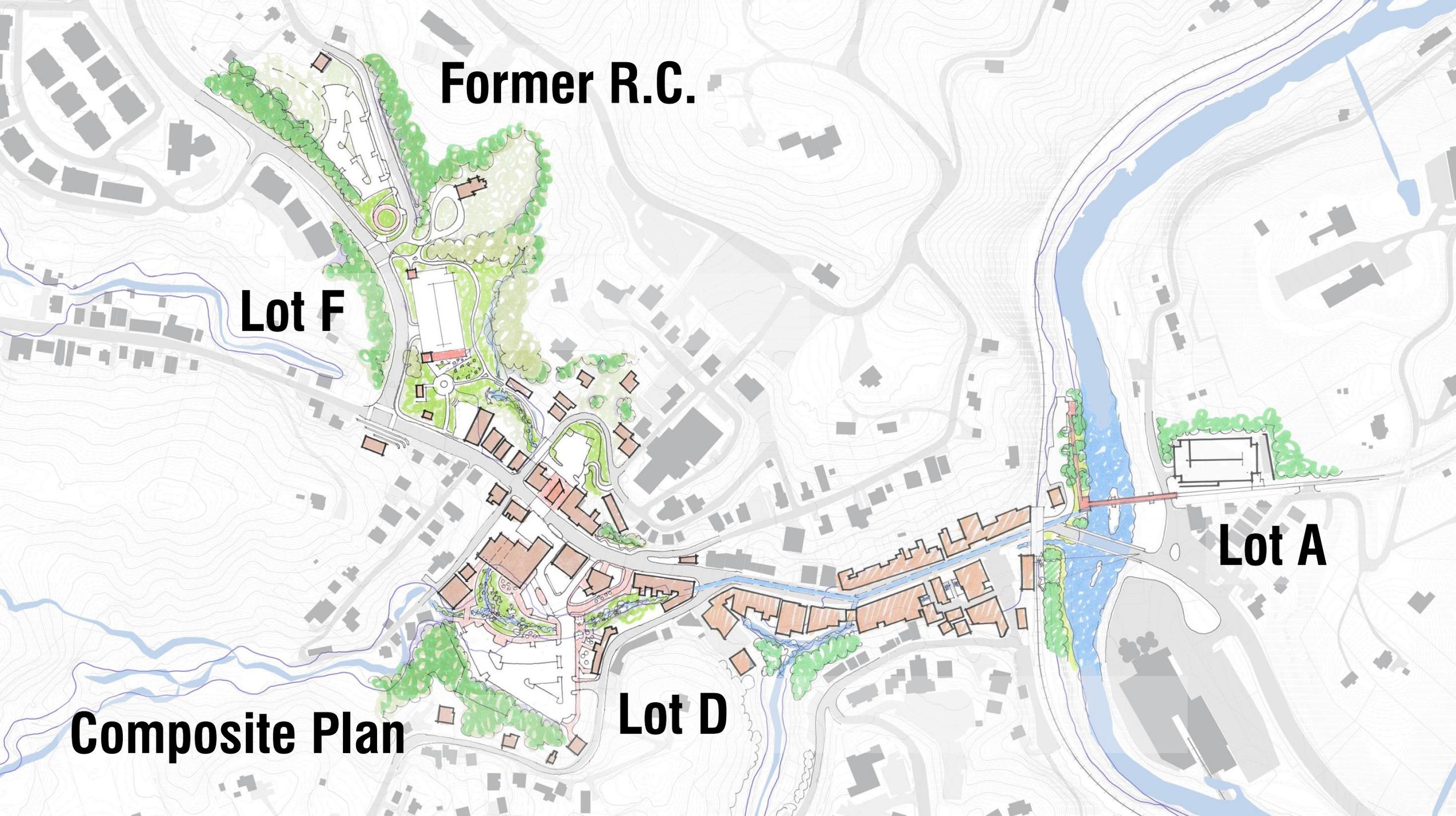
Former R.C.

Lot F

Lot A

Lot D

Composite Plan



Achieving Desired Amenities

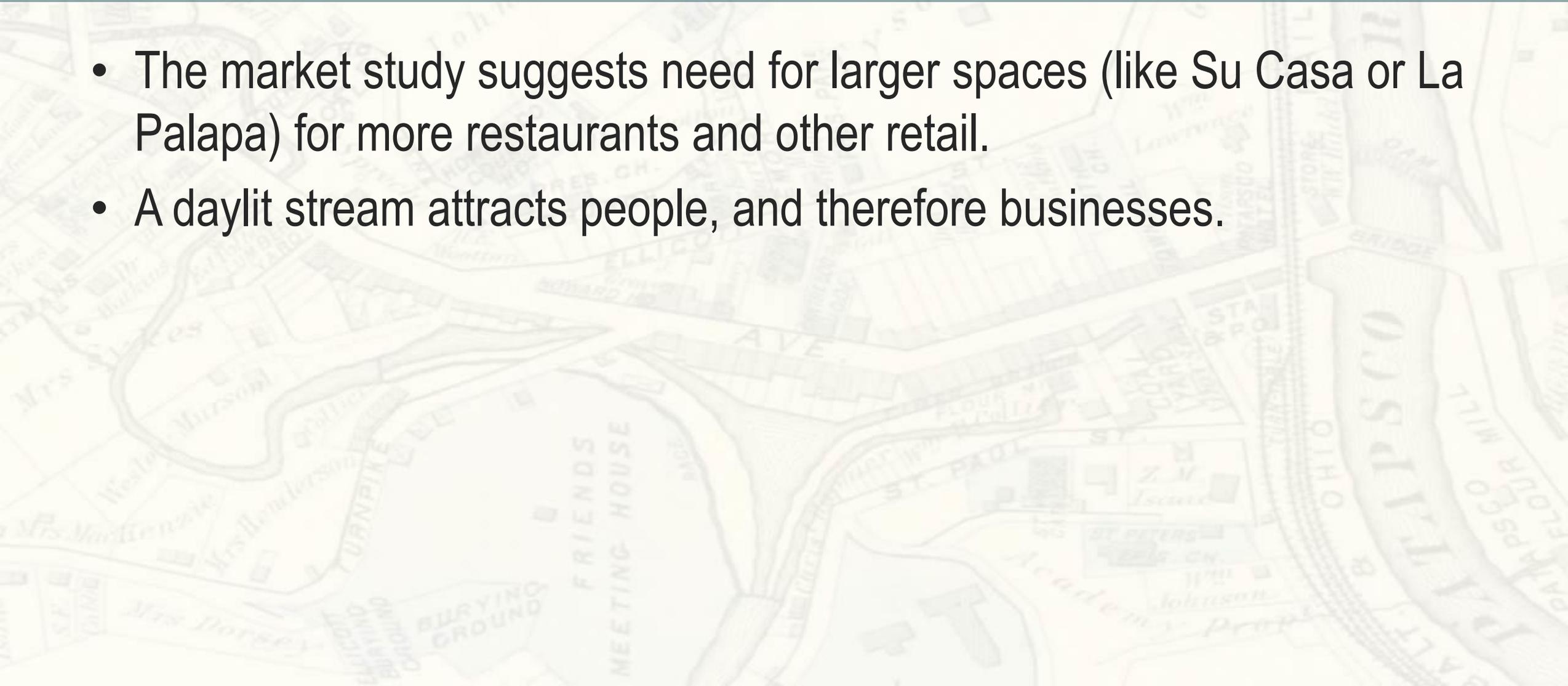
- Data shows that parking within EC is sufficient but not well distributed. Input to date indicates a desire to expand/daylight stream channels, add open space, improve storm water, expand pedestrian space and expand the diversity of retail/dining.
- Existing lots and the former Roger Carter site are the only areas in the core where this is possible. This will result in a loss of parking spaces, unless structured parking is provided.

With this in mind, the priority for structured parking is:

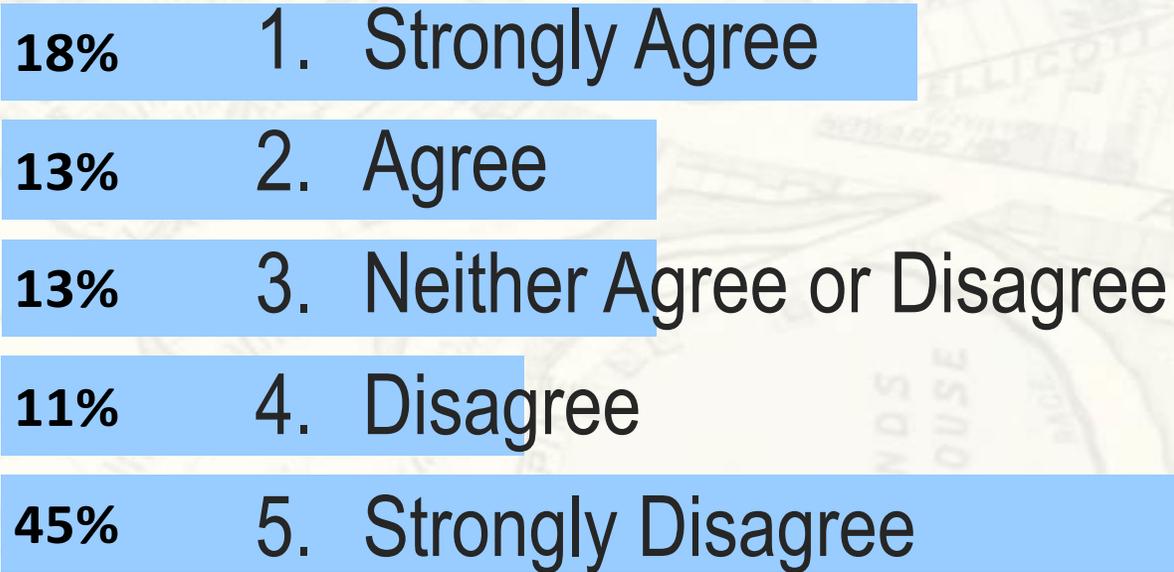
- 38% 1. Most appropriate in Lot A (Oella)
- 19% 2. Most appropriate in Lot F
- 13% 3. Most appropriate in Lot D
- 31% 4. Most appropriate in more than one location

Retail / Dining Space

- The market study suggests need for larger spaces (like Su Casa or La Palapa) for more restaurants and other retail.
- A daylight stream attracts people, and therefore businesses.



Providing a parking structure in order to provide room for new businesses fronting a daylight stream is a promising recommendation for Lot D



Providing a parking structure is a promising a recommendation provided that it is compatible in scale and design with Ellicott City.

30%

1. Strongly Agree

38%

2. Agree

11%

3. Neither Agree or Disagree

5%

4. Disagree

16%

5. Strongly Disagree



WHAT'S NEXT?



What's Next?

November 14 and 15: November Workshops (#3)

- *Transportation, parking, downtown opportunity sites and organization*
- *Market Assessment*

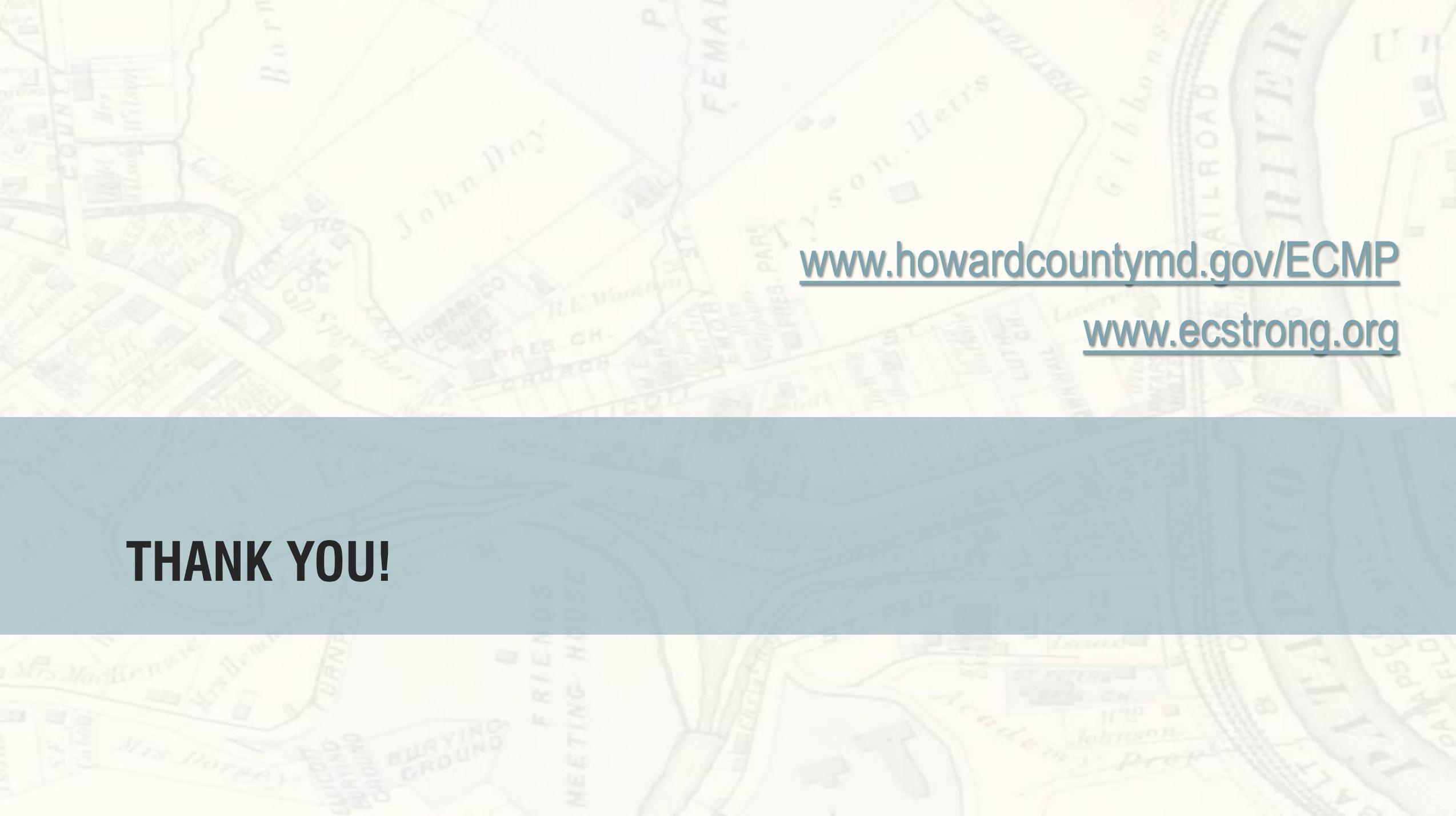
Week of January 15: Workshop #4 – Additional Recommendations

- *Opportunity sites evaluated based upon 2 D model analysis*
- *West End and watershed-wide recommendations + updates and additional recommendations for core*

Upcoming Input Opportunities

-  Public Meeting
-  Technical Team Meeting
-  Army Corps Study
-  MPAT Meeting
-  Special Pop-Up Engagement
-  McCormick Taylor H&H Study



A historical map of a town area, likely from the 19th century. The map shows a grid of streets, including "Barn", "John Day", "FEMALE", "Gibbons", "RIVER", "AILROAD", "LUTHERAN", "FRIENDS MEETING HOUSE", "BURIAL GROUND", "Academy", and "ST. PETERS". The map is rendered in a light, faded style. A dark blue horizontal bar is overlaid across the middle of the image, containing the text "THANK YOU!".

www.howardcountymd.gov/ECMP

www.ecstrong.org

THANK YOU!

Table Discussion

